

*****ATTACHMENTS*****

PARCEL NO. 431060
MAP NO. 28 454 002
ZONING CLASSIFICATION: MR-8

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/10/15

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: COLORTECH OF WISCONSIN / SHEBOYGAN THEATRE / HORACE MANN
ADDRESS: 1011 ASHWADBENOW ST GREEN BAY WI 54304 E-MAIL: SCOTT@COLORTECHWI.COM
PHONE: (920) 819-3632 FAX NO. (920) 337-9175

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: SHEBOYGAN THEATRE / HORACE MANN
ADDRESS OF PROPERTY AFFECTED: 2820 UNION AVE
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: SCHOOL / THEATRE

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

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: ALLOW SIGN STRUCTURE TO BE MODIFIED TO 10' OVERALL

HEIGHT. ALLOW MODIFIED SIGN STRUCTURE TO HAVE SAME 64 SQUARE FEET OF AREA. MAXIMUM HEIGHT OF MONUMENT SIGN ALLOWED IS 8'. WE ASK FOR A VARIANCE FOR A 10' HEIGHT ON THE MONUMENT SIGN.

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: COLORTECH OF WISCONSIN / SHEBOYGAN THEATRE / HORACE MANN

ADDRESS: 1011 ASHWAVENUE ST GREEN BAY, WI 54304

E-MAIL ADDRESS: SCOTT@COLORTECHWI.COM

PHONE: (920) 819-3632 FAX NO: (920) 337-9175

2. OWNER INFORMATION

OWNER OF SITE: HORACE MANN / SHEBOYGAN THEATRE

ADDRESS: 2820 UNION AVE

PHONE: (920) 459-3777 FAX NO: (920) 459-4021

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

NAME OF PROPOSED/EXISTING BUSINESS: HORACE MANN

ADDRESS OF PROPERTY AFFECTED: 2820 UNION AVE

USE OF PROPERTY: SCHOOL

TYPE OF SIGN: MONUMENT

DESCRIPTION OF PROPOSED SIGN: MONUMENT SIGN WITH LED MESSAGE CENTER.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 97¹/₂ X WIDTH: 96 = TOTAL SQUARE FOOTAGE: 64

AMOUNT OF PUBLIC STREET FRONTAGE: IN EXCESS OF 500'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: 10-12 FEET

METHOD OF ATTACHMENT: STEEL SUPPORT COLUMNS

METHOD OF ILLUMINATION: INTERNAL / LED

SIGN MATERIALS: METAL

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 64 AFTER PROPOSED SIGN: 64

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.

Scott E. Timmer (Capital of NJ)
APPLICANT'S SIGNATURE

10/29/15
DATE

SCOTT E. TIMMER
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.



Sheboygan Theatre Company
607 South Water Street
Sheboygan, Wisconsin 53081-4431
920-459-3779
tberger@sasd.net

To the City of Sheboygan,

Today we're writing you about a new challenge the Sheboygan Theatre Company is facing: the beloved marquee for our theatre, which has served us well for over 20 years, is finally failing us. Its backlight is fading and it has become harder and harder to advertise our programming on the sign. We can't even get letters into the display anymore; an almost sad attempt during our production of *9 to 5 the Musical* last year even involved experimenting with double-sided tape! Our amazing design team has come up with a temporary solution involving decals and plexiglass, but it's clear to our organization that the time has come to retrofit the sign to a digital display, as the other schools and organizations in Sheboygan have done. Our hope is incorporate a sign through the talented work of Daktronics that will serve for the foreseeable future and be a beacon for both the important work we do in the community, as well as that of our partners and venue.

We're fortunate that our partners at the Community Recreation Department see this as both a necessity and an opportunity. Largely through the help of their funding, which has been approved by the Sheboygan Area School District, we will be able to install a marquee that will inform the community about the quality programming at STC as well as the support of our prominent sponsors, as well as the excellent programs that Community Recreation offers to the citizens of Sheboygan. In addition, we're happy to offer the marquee space to Horace Mann Middle School (our host for these past 45 years) to publicize its events whenever the space is available.

Through an informative, state-of-the-art marquee, we serve several purposes: we keep Sheboygan up to date about the programming of the Sheboygan Theatre Company and the Community Recreation Department, two longtime and respected members of the community; we give HMMS an opportunity to have greater visibility for the great events they have planned at the school; perhaps most importantly, we show Sheboygan that the Arts are alive and well in our community and that we remain modern and relevant in this day and age of ever-changing technology. We know, with the help and support of the city, we can continue to serve Sheboygan as we have for our respective 100 and 82-year histories. Please feel free to contact us with any questions or concerns.

Yours in the Arts,

Tom Berger
Managing Director
Sheboygan Theatre Company

John Kohler
Director of Recreation
Business Manager, Sheboygan Theatre Company

COLOR SCHEDULE:

- Sign Face: White Polycarbonate
- Sign Cabinet & Poles: Painted to Match 3M 230-121 Silver Translucent
- Sign Face: 3M 230-121 Silver Translucent
- Sign Face: 3M 220-12 Black Scotchcal

DESCRIPTION:

Manufacture and install new sign cabinet to replace existing. Sign cabinet to be extruded aluminum. Sign faces to be white polycarbonate with vinyl overlays applied first surface. Install (2) new single faces 20mm full color LED electronic message centers.



Proposed Sign Refurbishment: 3/8" = 1'



Proposed Conditions: 1/4" = 1'



Client: Sheboygan Theatre Company
Contact: Tom Berger
Salesperson: Scott Timm
Designer: Troy Kelly
Date: February 17th, 2015
File Name: Sheboygan Theatre Co - 5864 - Reface

REVISIONS

Revision Number	Description	Date	By
1	As Per Comments	3.11.15	1.2
2	As Per Comments	8.6.15	1
3	As Per Comments	8.10.15	.3
4	As Per Comments	10.28.15	1

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Acceptance of Sketch:



EXISTING SIGN

13'8" Rev
Scott Timm



Client: Sheboygan Theatre Company
Contact: Tom Berger
Salesperson: Scott Timm
Designer: Troy Kelly
Date: February 17th, 2015
File Name: Sheboygan Theatre Co - 5864 - Reface

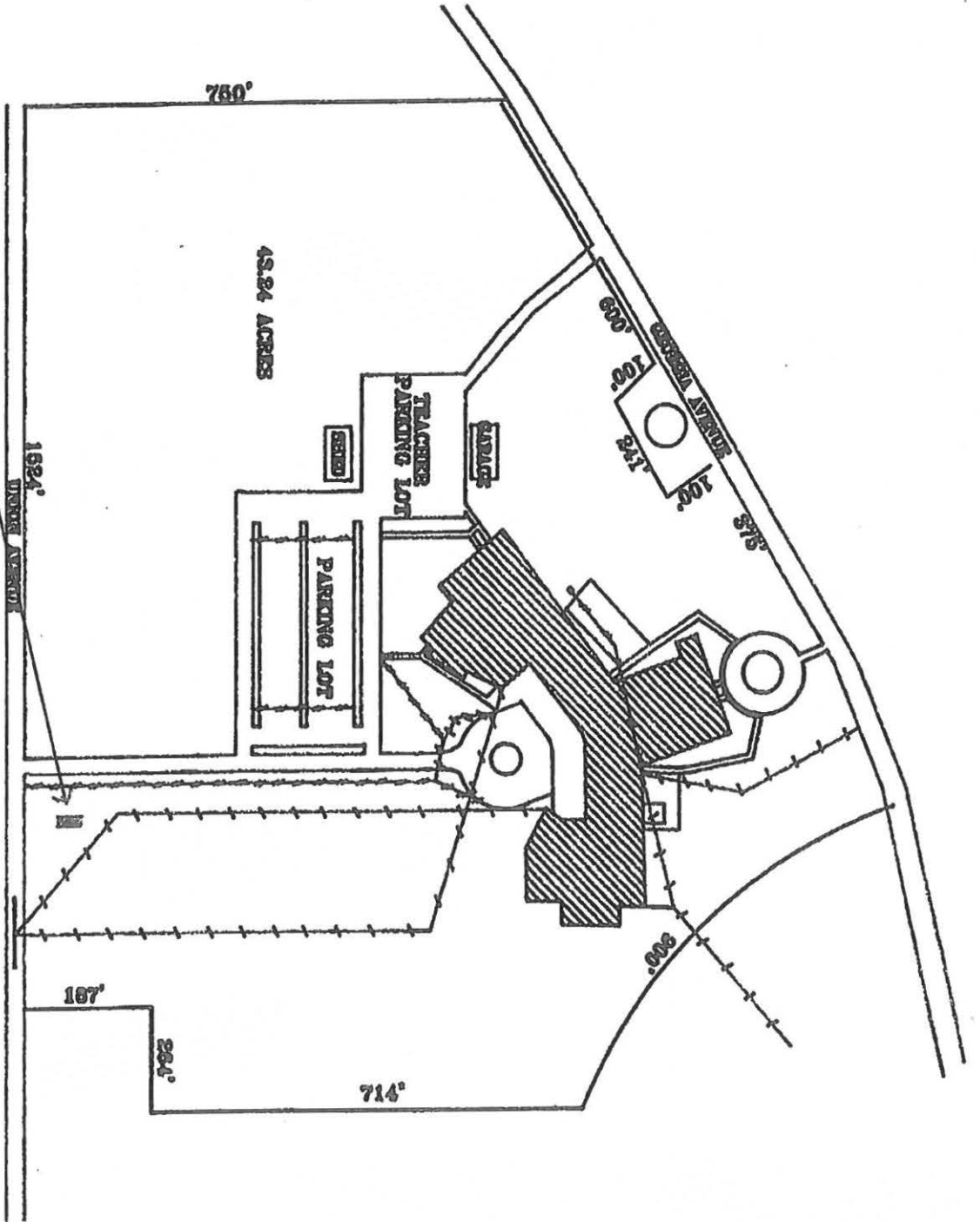
REVISIONS

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Acceptance of Sketch:

EXTENDING SELL LOCATION
557300X 10'-12'



HORACE MANN JUNIOR HIGH SCHOOL
• NOT TO SCALE
DRAWN BY ERIK KUTBERT

RETRACTING
SITES & WATER





PARCEL NO. 608110
MAP NO. 15178003
ZONING CLASSIFICATION: UC

Office Use Only
APPLICATION/FILE NO. _____
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**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2012

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1. APPLICANT INFORMATION

APPLICANT: Marc Ehter
ADDRESS: 2427-CALUMET Drive E-MAIL: marcehter@gmail.com
PHONE: () FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Salon Stribri / Bomallies
ADDRESS OF PROPERTY AFFECTED: 2427 Calumet Drive
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Existing uses include a beauty salon / clothing boutique & 2 residential units

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposed uses will be a beauty salon (no clothing boutique) and a new restaurant/bar (no residential units)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: WE request a variance from the zoning code to reduce the No. of required parking stalls.

Proposal for Restaurant
BoMallies
2427 Calumet Drive
Sheboygan, WI

Our proposed use of the building located at 2427 Calumet Drive is a restaurant/bar operation. We plan to serve our customers in our bar area with some table seating, in our dining room with approximately 40 seats, and in our courtyard during summer hours. We will have a storage area/office located directly below the bar. This area will store our beer taps, bottled beer, liquor and wine. Also, in this space we will have other various storage, e.g. extra plates, drinking glasses, utensils, etc. (mostly restaurant supplies).

Sharing the building with the restaurant is a business called Salon Shibui. This beauty salon is located in the front of the building, directly facing Calumet Dr. The salon employs 4 full-time stylists, 6 part-time stylists and a part-time receptionist. The most stylists working at one time is 5 and those are on Thursdays, Fridays, and Saturdays during the daytime hours of 9a.m. to 2 p.m. The hours of the Salon are Monday-Thursday, 9a.m.-7p.m., Fridays and Saturdays open 9a.m.-1p.m. The volume of their business is daytime.

The restaurant will be open Wednesday-Sunday. Wednesday and Thursday open at 4:00p.m. Friday-Sunday open at 11:30a.m. We will serve food until 9p.m. Wednesday, Thursday and Sunday evening and serve Friday and Saturday until 11p.m. Our menu will feature tapas, or small plates, sandwiches, pizzas, some entrees and desserts. Every plate is made to order and the chef will be serving some very unique dishes (please reference menu). Our restaurant will employ a kitchen staff of approximately 3 cooks and the front of the house plans to employ approximately 6 servers/bartenders. The most working at one time would be 6 employees.

We will have 26 off-street parking spaces. There is some street parking on Martin Ave. and 20th street. The restaurant hours of operation are nearly opposite of the salon so there will be some overlap between them, but it is during non-peak time hours. Employees will not be allowed to use any of the off-street parking spaces.

The restaurant will not be or become a nuisance for many reasons. The property is mostly fenced in from surrounding neighbors and we plan to fence in the entire parking lot once approved. Our dumpsters would be fenced in as well. The lighting would remain as is, the parking lot is gently lit and our sign would be facing Calumet Drive, only illuminating during our business hours. Our clientele are mostly people seeking a comfortable atmosphere with a unique dining experience, so there will not be any additional commotion in the surrounding area created by our clientele or staff. The neighboring businesses and residents actually benefit from our business because we maintain the snow removal and cleanliness of the alley which they use. Also, there is a convenience of a wonderful dining experience, just a walk away!

About BoMallies:

BoMallies was originally opened in May 2010 in Crystal Lake, Wisconsin, just minutes from Elkhart Lake and Plymouth. This location was only 20 minutes away from Sheboygan as well. Originally we looked in Sheboygan for a restaurant location, but nothing available appealed to us at the time. We ran a successful business with great reviews from locals and many from throughout the country as Road America brought us a lot of business during race season. Our reviews still can be seen on Yelp.com. We've created a wonderful following from the Plymouth and Sheboygan area. We have an email list with over 400 clients anticipating our re-opening!

Since it took a little longer to re-open than planned we started a food truck. The food truck kept the name BoMallies, but we still remained true to our mission of unique, quality food and service! We started the successful food truck night at Vollrath Bowl that generates more than 200 people every Monday night to try out the local food trucks, during the months of July and August those numbers can reach 500! It has become a success since the start of that three years ago. We also cater weddings, birthday parties and any other event that needs food, we will come to you!

We plan to grow our catering business and have a restaurant to maintain our business year-round.

About the Owners:

Marc Ehler is a 2003 graduate of the culinary program at MATC. While in school, he was working in an exclusive downtown restaurant called the Velvet Room. After graduating, he traveled to Europe and took a cooking course in Sorrento, Italy. When he returned, he worked at the North Shore Country Club in Mequon, WI for over two years. He moved back to Sheboygan and took a Chef de Cuisine position available at the Weissgerbers Seabird restaurant in the Blue Harbor Resort. He worked there for 6 years. He was the head chef there for just over the last two years of his employment. Then an opportunity became available for him to start his own restaurant with his wife and business partner, Robert Cronen. From that moment, Marc created a name for himself and BoMallies name became known among Sheboygan County.

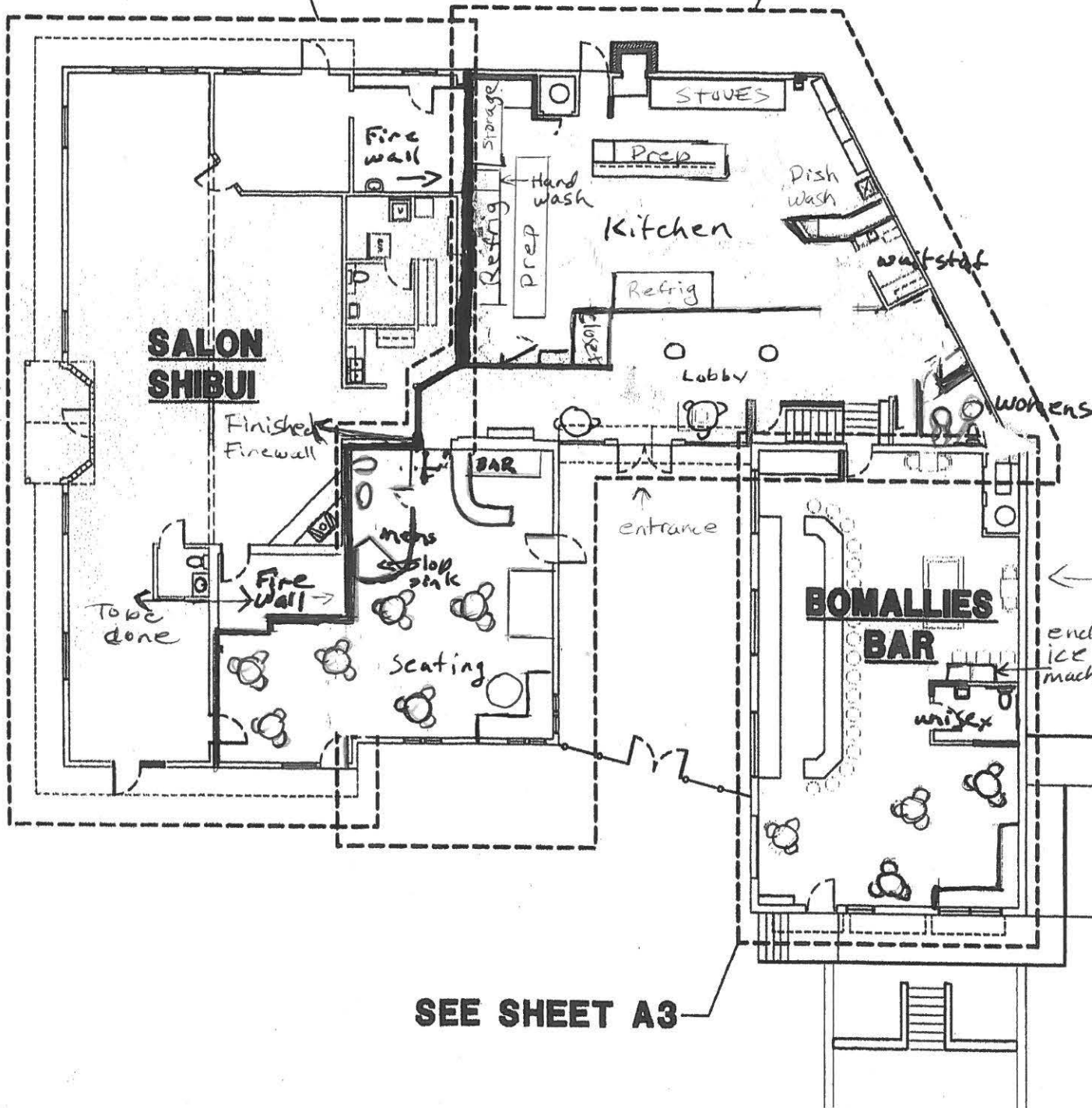
Brian Zerger is a former banquet chef and owner of the popular Bar and Grill NZ'S. He has worked for the Kohler Co. and worked with Marc at the Seabird Restaurant as the Head Banquet Chef. Marc and Brian worked together for 5 years at the Seabird and often they had to work together to get large banquet parties and restaurant service done as normal. Brian currently owns NZ'S Bar and Grill. There his reputation for Bar Food and Fish Fry flourish. Marc and Brian work well together and know from past experiences that by having them run a catering business and restaurant will help extend and grow the business.

Hollie Erdmann Ehler has worked in the restaurant business 18 years in Sheboygan and Milwaukee. She currently is working on her Bachelors Degree in Marketing and Business Management at Lakeland College. May 2016 she will be graduating. At BoMallies first location, she was the manager of the front of the house operations. At the food truck she works with all the people who seek catering services and serve the customers that come on Mondays and all the other days we are open for business. With her experience and knowledge she will be an asset to the service/management aspect of Bomallies.

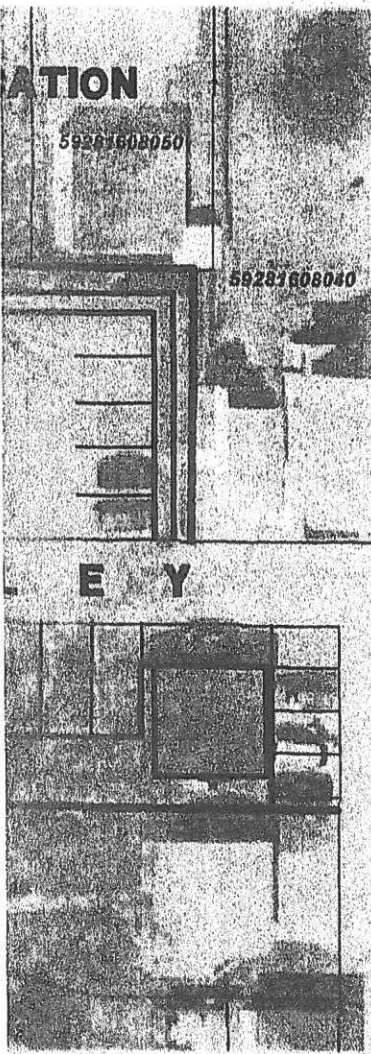
We would love the opportunity to have our restaurant business in Sheboygan since we've lived here most of our lives and plan on raising our family here. Our catering and food truck business compliment would compliment our restaurant and I know BoMallies will only grow and thrive once a restaurant will be approved. We've already been approved for a liquor license. At our previous restaurant we maintained a perfect record with our liquor license and Marc pays close attention to detail and his kitchen outperforms health inspections. We are very serious business owners and would love the opportunity, again, to show our clients year round what a wonderful business we can be.

SEE SHEET A1

SEE SHEET A2



SEE SHEET A3



LJM Architects

813 Riverfront Drive Sheboygan, WI 53081
 Phone (920) 458-4800 Fax (920) 458-1485

SALON SHIBUI/BOMALLIES/BOMALLIES

2427 CALUMET DRIVE
 SHEBOYGAN, WI 53083

SHEET TITLE

DRAWN BY
 KD

CHECKED BY
 PJ

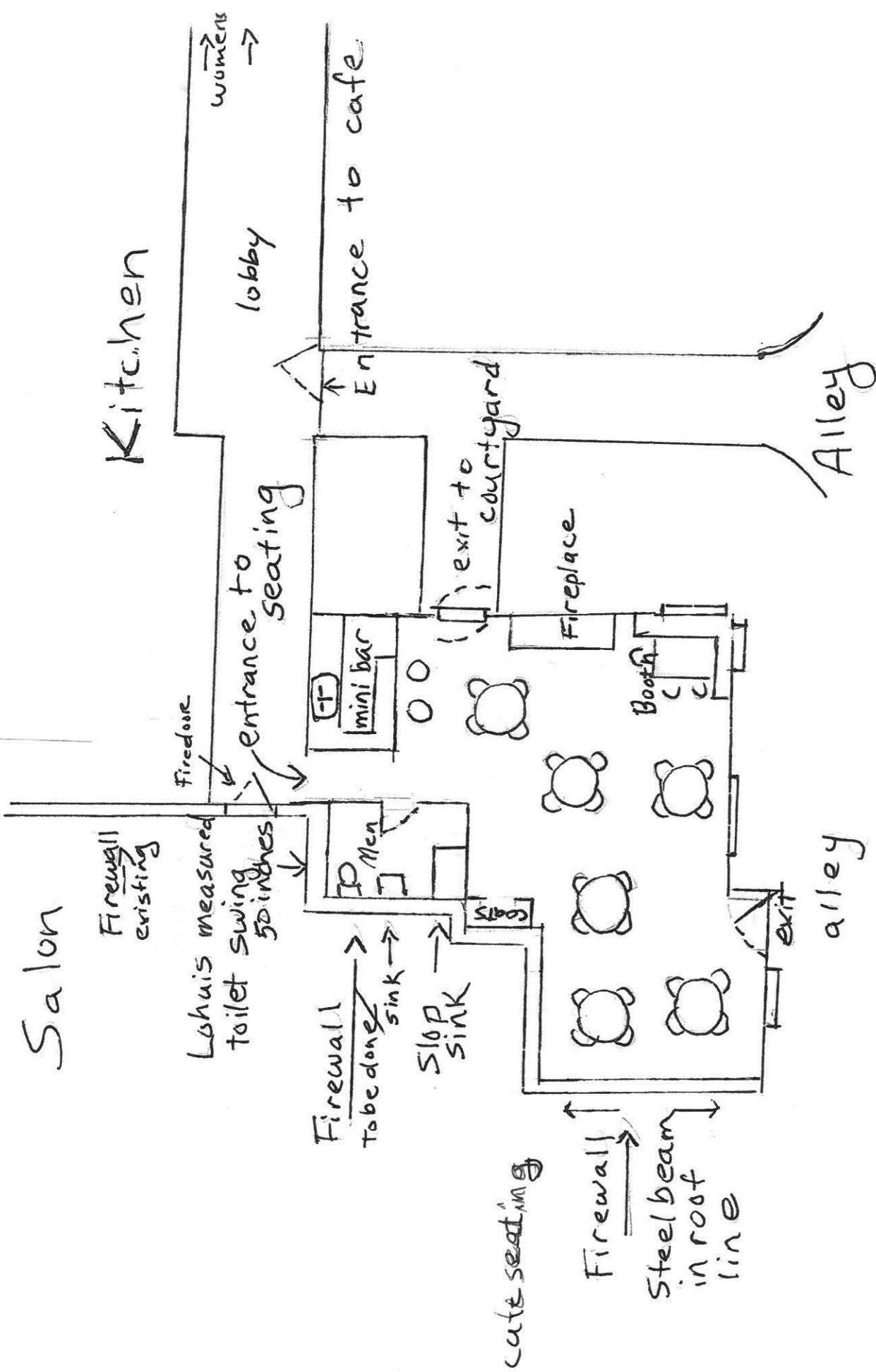
DATE
 9-6-12

PROJECT NO.
 1208

SHEET NO.

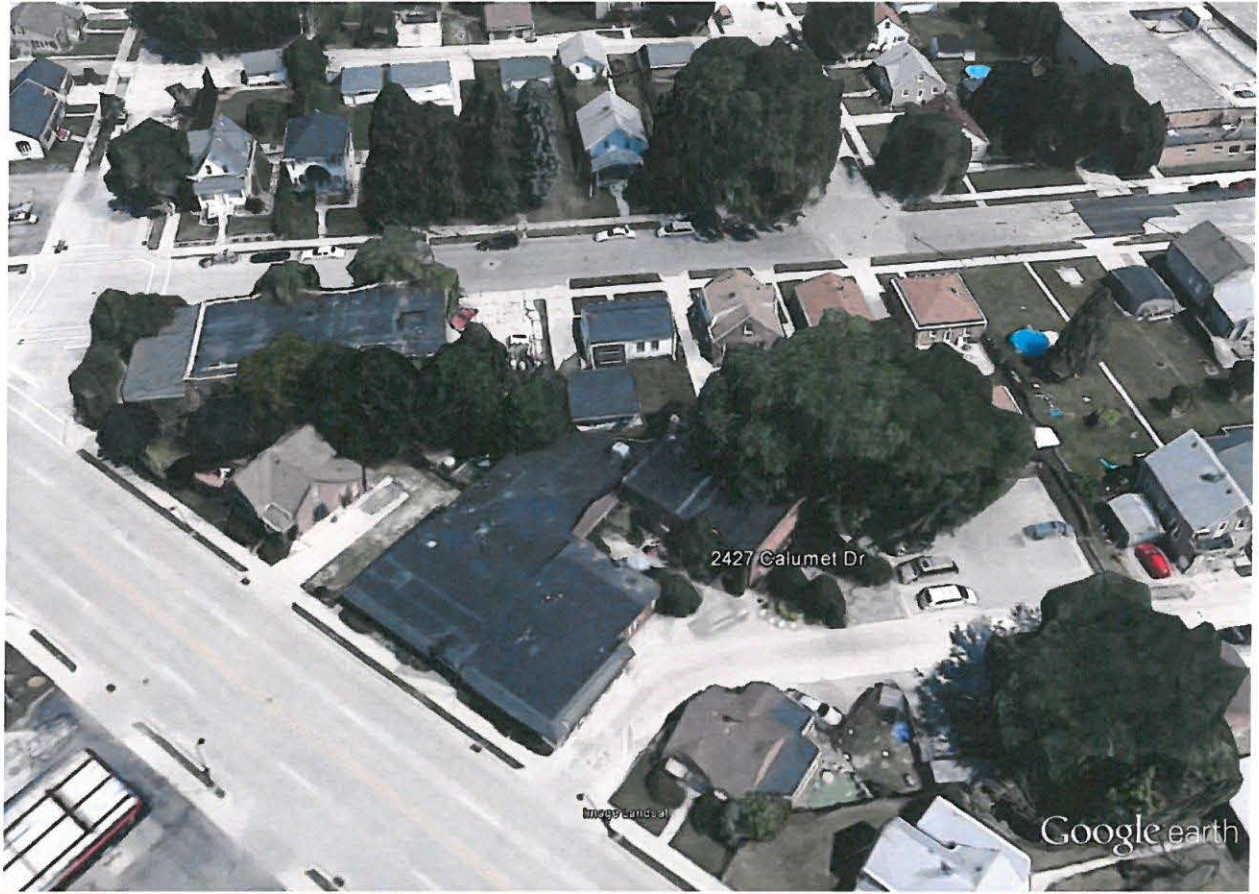
T-1

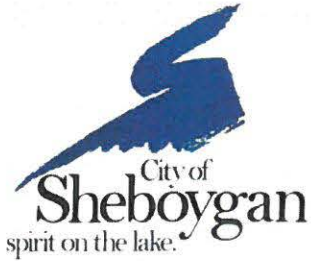
OVERALL FLOOR PLAN with changes



Possible seating 25-30-35 according to Lohuis plans 2 1/2" = 1' 11"

Lee Lohuis Construction checked walls - beam in roofline on wall between salon & cafe the rest has to go into roofline.





February 12, 2014

Linda and Marc Ehler
BoMallies Kitchen
2427 Calumet Drive
Sheboygan, WI 53083

Dear Ms. Ehler:

The City Plan Commission at their meeting of February 11, 2014, approved the Conditional Use Permit by Marc and Hollie Ehler to operate BoMallies Catering from 2427 Calumet Drive (Salon Shibui facility) with the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, occupancy, etc.
2. If a dumpster is used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpsters.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. 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).
6. Applicant shall obtain sign permits prior to installing any new signage.
7. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments (such as utilizing additional space in the facility, converting into a restaurant, etc.).

If you have any questions concerning this matter, please do not hesitate to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning

CC: Jason Snipes, 412 Clement Avenue, Sheboygan WI 53081

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

September 27, 2012

Erik Jensen
LJM Architects Inc.
813 Riverfront Dr.
Sheboygan WI 53081

Dear Mr. Jensen:

The Planning Commission at their meeting of September 25, 2012, approved the Conditional Use and Variance application by BoMallies to operate a restaurant and bar with the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, occupancy, etc.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol in the new restaurant, bar and outdoor patio area. Applicant may serve alcohol in the outdoor patio if and only if all required liquor licenses are obtained (extension of premises).
3. Applicant shall obtain the necessary conditional use/sign permits prior to installation. Applicant shall work with staff with regards to constructing a well designed sign for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
4. If a dumpster is used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the tanks.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. 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).
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Prior to selling any of the presently owned parcels, the applicant shall provide a recorded agreement that permits the businesses at 2427 Calumet Drive to continue utilizing 2419 and 2435 Calumet Drive for parking and/or dumpster enclosure purposes (if properties are sold to a new owner).

11. New fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall install a shadow box style fence.
12. The fence on 2419 Calumet Drive shall be no higher than four (4) feet high and 50% opaque from the front of the single-family dwelling to the Calumet Drive property line (the front yard).
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
14. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/ vehicular conflicts.
15. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments (such as demolishing a house and adding new parking).

The following variance was granted:

1. To have 26 parking stalls –minimum number of parking stalls required is 37.

If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning

C: Linda Ehler, 2427 Calumet Dr, Sheboygan WI 53081

Store House
PARCEL NO. 300550 300560
MAP NO. 26 152 001 & 002
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 11/10/15

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1. APPLICANT INFORMATION

APPLICANT: Miquel Olivas
ADDRESS: 1035 Indiana Avenue E-MAIL: _____
PHONE: (920) 453-4268 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: El Durango Mexico Store
ADDRESS OF PROPERTY AFFECTED: 1035 Indiana Avenue & 1113 S. 11th St
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Food store
and restaurant

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Same as existing

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We propose to move an existing property line so that an addition to the store can be constructed. Three variances are requested:
1) Construct the building up to the rear property line on the south side (10' setback required).
2) Reduce the size of the existing residential lot to approx. 3,840 SF (current size is approx. 4,500 SF).
3) Allow a property line setback of approx. 3' on the north side of the existing residential building.



October 22, 2015

Addition and Remodeling
for
El Durango
1035 Indiana Avenue

El Durango is a Mexican Food Store/Restaurant, located at this site since 2005. The existing building has a first floor footprint of 2,457 SF. The owner wishes to expand to be able to offer a wider array of products, enlarge the kitchen, and allow for more seating. Currently, 5 people are employed at the store. With the contemplated addition, 2 additional employees are expected.

A backyard addition of approximately 535 SF is envisioned at the southeast corner of the existing building. The existing kitchen would be moved into the new area, freeing up space for an expanded retail area, some additional seating (current seating count is approx. 20), and a new toilet room.

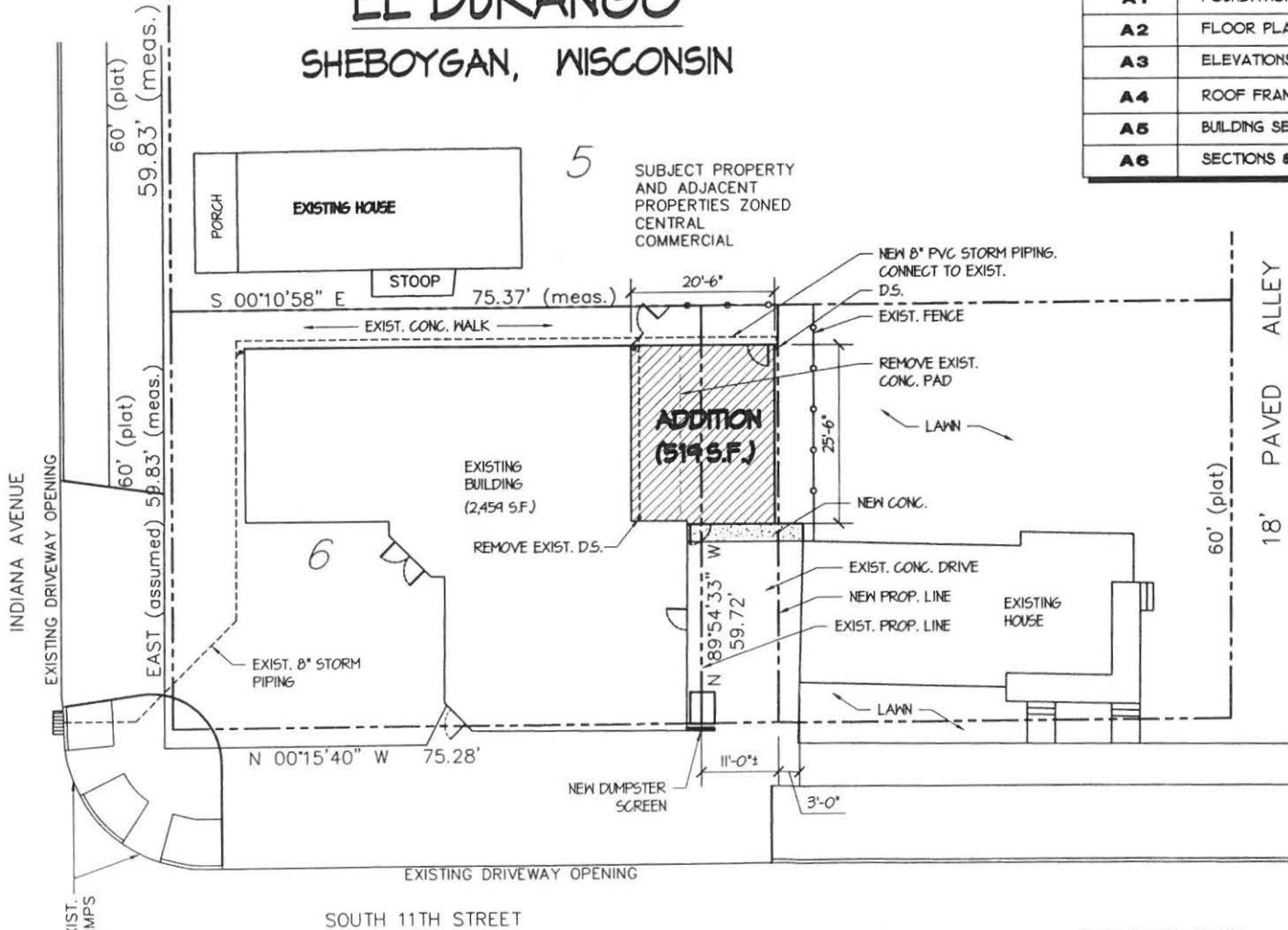
Construction of this addition is possible if the variances requested in the Conditional Use Application are granted.

The owner of the store is also the owner of the adjacent single family residence to the south. At the present time, this property is rented, however, within the next 2-3 years, the owner would like to remove the structure and create a parking lot on the site for store patrons.

NEW ADDITION FOR: EL DURANGO SHEBOYGAN, WISCONSIN

DRAWING INDEX

SHEET	DESCRIPTION
G1	TITLE, INDEX, & SITE PLAN
A1	FOUNDATION PLAN
A2	FLOOR PLAN
A3	ELEVATIONS
A4	ROOF FRAMING PLAN, SECTIONS & DETAILS
A5	BUILDING SECTION
A6	SECTIONS & DETAILS



SITE PLAN

SCALE 1/16" = 1'-0"

SURVEY INFORMATION APPEARING
ON THIS SITE PLAN PROVIDED BY
HINZE & ASSOCIATES, INC.,
SHEBOYGAN, WISCONSIN

BUILDING DATA

1-STORY
TYPE VB CONSTRUCTION
EXISTING BUILDING: 2,457 SF + BSMT.
ADDITION: 519 SF

NO.	REVISIONS	DATE

LJM Architects
813 Riverfront Drive
Sheboygan, WI 53081
Phone (920) 458-4800 Fax (920) 458-1485

NEW ADDITION FOR:
EL DURANGO
1035 INDIANA AVENUE
SHEBOYGAN, WISCONSIN 53081

SHEET TITLE

DRAWN BY
JA

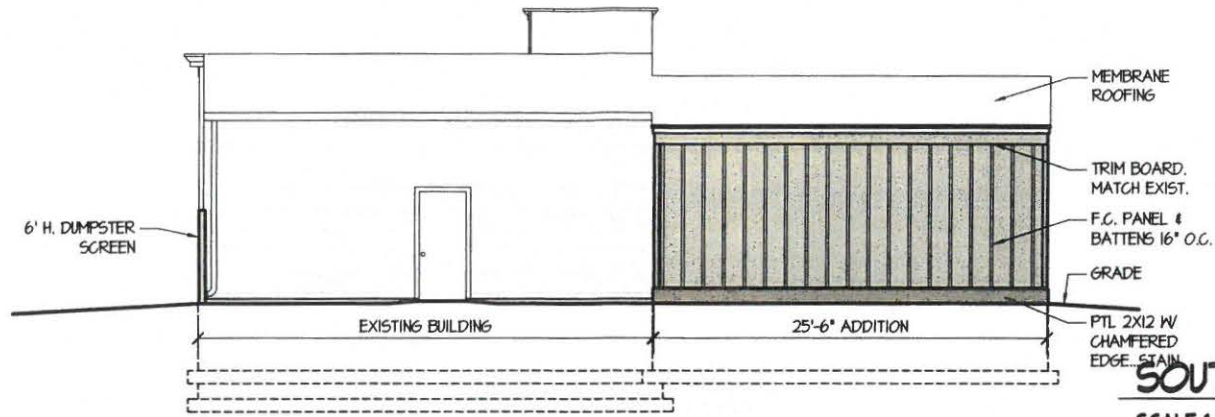
CHECKED BY
EJ

DATE
10-26-05

PROJECT NO.
1431

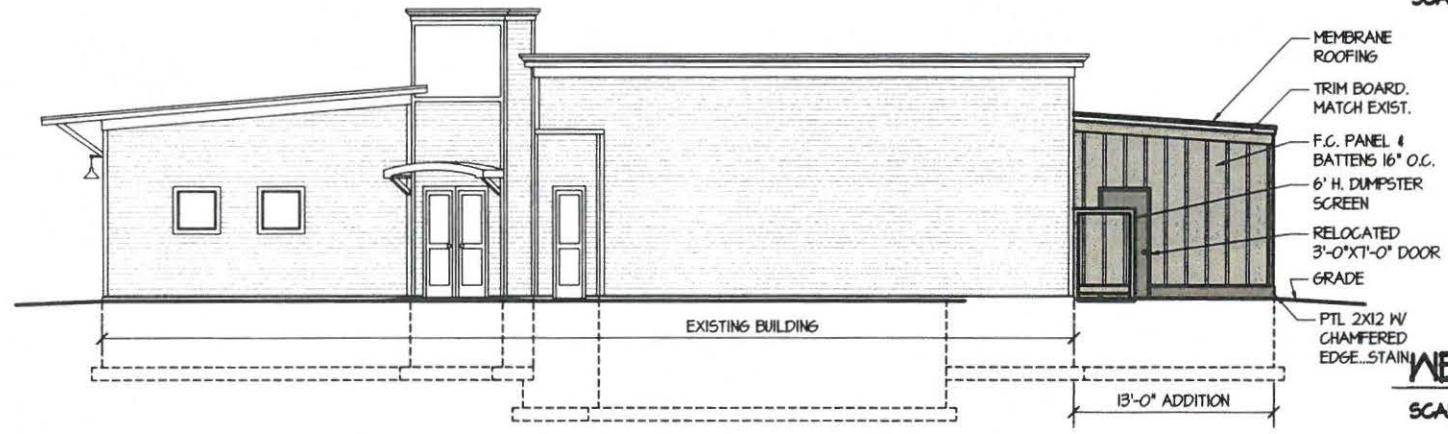
SHEET NO.

G1



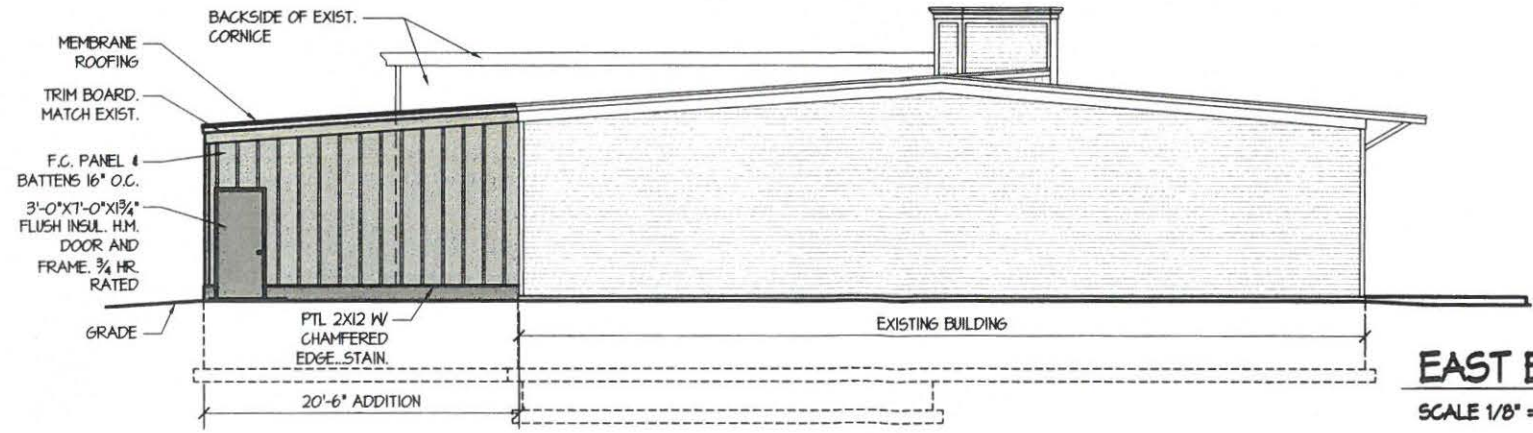
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Riverfront Drive
 Sheboygan, WI 53081
 Phone (820) 458-4800 Fax (820) 458-1485

**NEW ADDITION FOR:
 EL DURANGO
 1035 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN 53081**

SHEET TITLE

DRAWN BY
JA

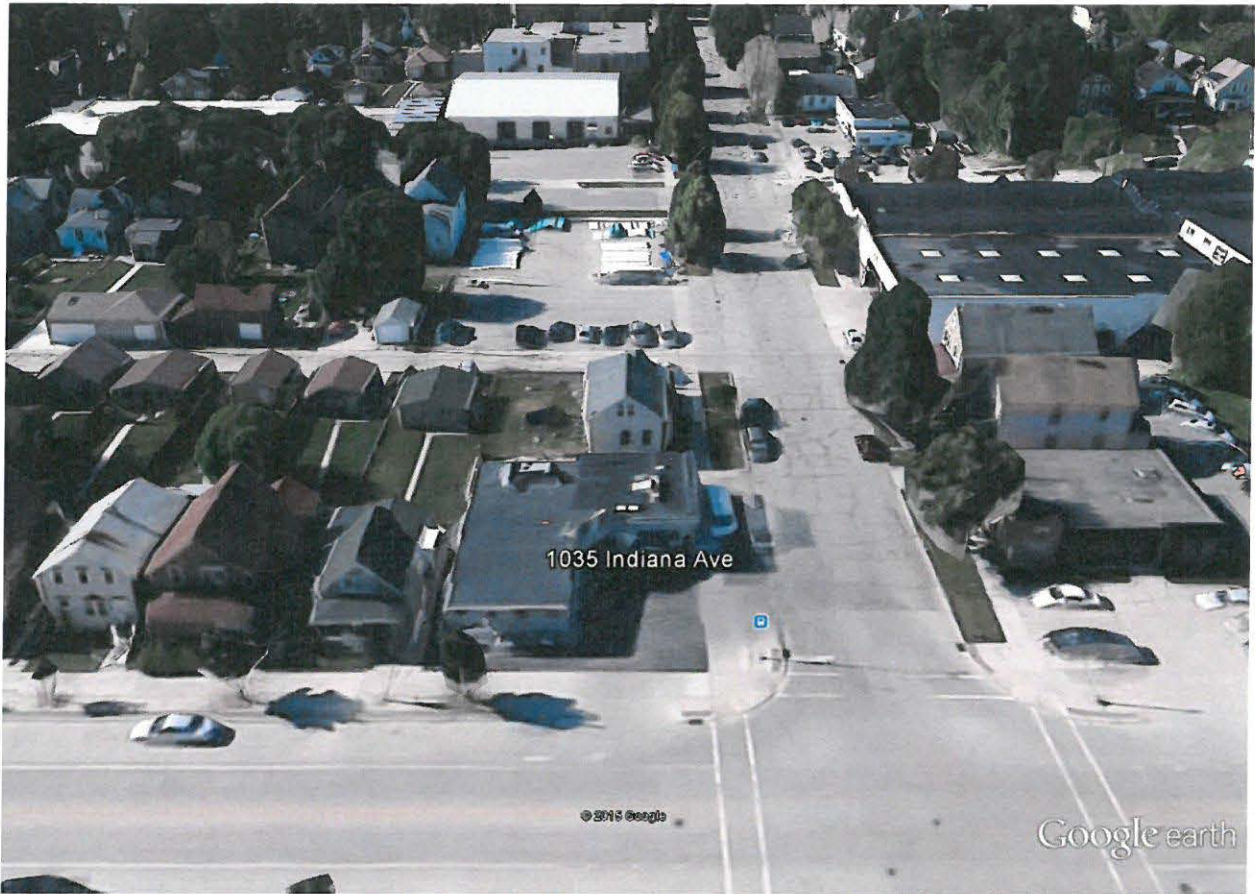
CHECKED BY
EJ

DATE
10-26-05

PROJECT NO.
1481

SHEET NO.

A3







PARCEL NO. 107340
MAP NO. 23 330 004
ZONING CLASSIFICATION: CC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 11/10/15

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

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



Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

87368928.APPLICANT INFORMATION

APPLICANT: Sacred Heart of Jesus Cardiology and Valvular Institute-Dr Naline Rajamannan

ADDRESS: 703 N. 8th Street

E-MAIL: nrajamannan@gmail.com

PHONE: () 312-498-9496 FAX NO.: ()

87368929.DESCRPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sacred Heart of Jesus Cardiology

ADDRESS OF PROPERTY AFFECTED: 703 N. 8th st 1st floor Suite

LEGAL DESCRIPTION: ORIGINAL PLAT S 52' OF LOTS 7 & 8 BLK 129

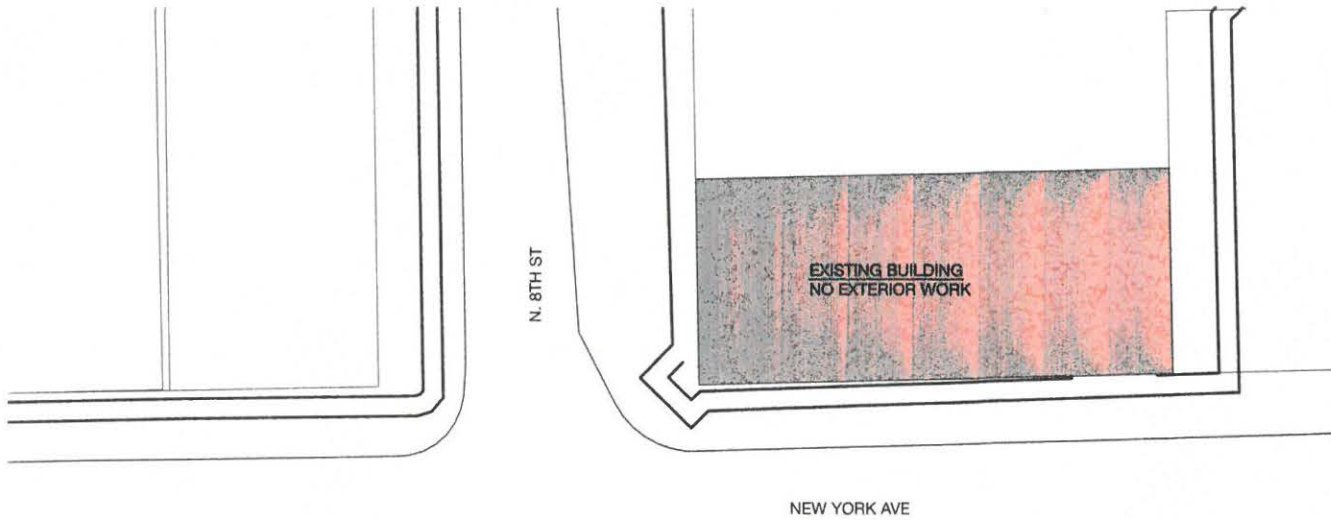
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

The existing space was last used as Johnson Bank

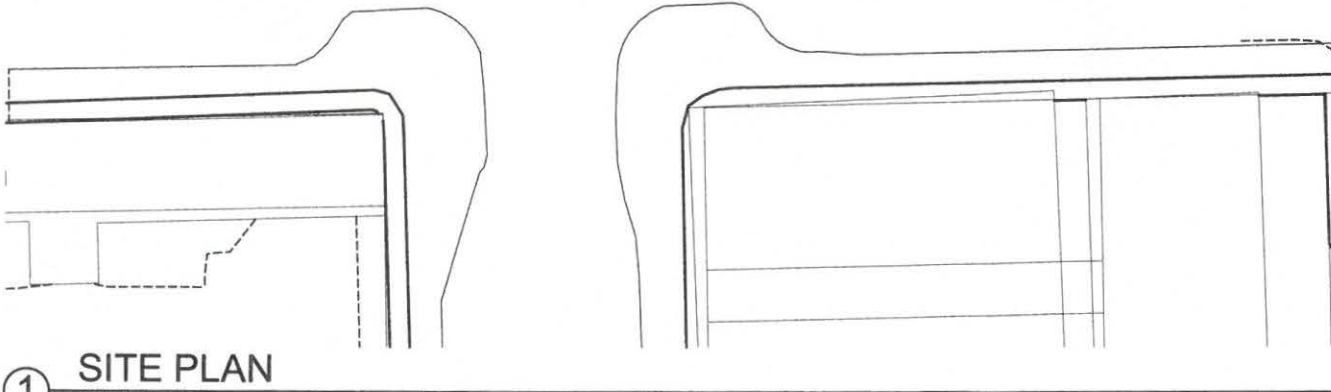
BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: _____

We are proposing to utilize the same space with a minor alteration, adding three offices. This space will be used for patient exams and consultations, like a typical doctors office. Office hours will be typically 8-5 weekdays and occasional weekends. Existing trash facilities will be used. Existing utilities will be utilized. Parking will be on the street and public city parking lots.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Existing masonry structure



② INTERIOR VIEW



① SITE PLAN
SCALE: 1" = 30'

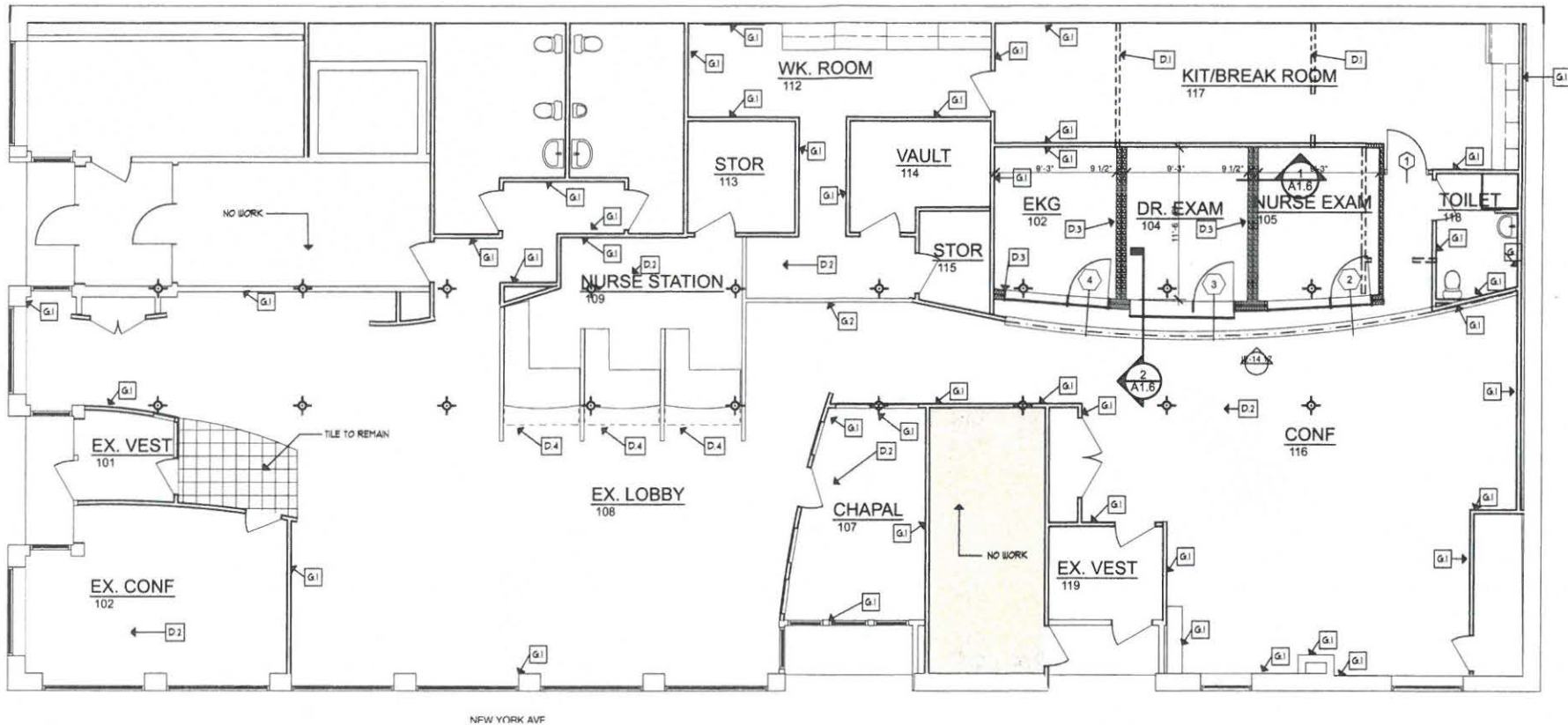
OFFICE RENOVATION for:
**MOST SACRED HEART OF JESUS
 CARDIOLOGY AND VALVULAR INSTITUTE**

703 N. 8TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com



9.17.15
 07-021
A1.2



1 1st Floor Plan
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

- D.1 REMOVE EXISTING GYP. BD. WALL AS REQUIRED. PREP REMAINING WALLS FOR SCHEDULED FINISHES.
- D.2 REMOVE EXISTING CARPET AND PREP FLOORS FOR NEW REPLACEMENT CARPETING.
- D.3 REMOVE EXISTING ACT CEILING TILE AND TRACK FOR NEW WALLS THAT EXTEND TO STRUCTURE. PROVIDE NEW TRACKS ALONG WALL AND REINSTALL TILES AS REQUIRED.
- D.4 REMOVE EXISTING CORIAN COUNTER AND CUT DOWN TO NEW SIZE PER PLANS.

GENERAL NOTES

- G.1 PAINT EXISTING WALL
 - G.2 INSTALL NEW CONTINUOUS HINGE ON COUNTER DOOR AND ADJUST SO IT OPERATES PROPERLY AND NO LONGER SAGS
- PAINT ALL EXISTING GYP. BD. WALLS
ALL EXISTING WOOD PANELS TO REMAIN
NEW PANELS TO MATCH EXISTING
REMOVE AND REPLACE ALL CARPET

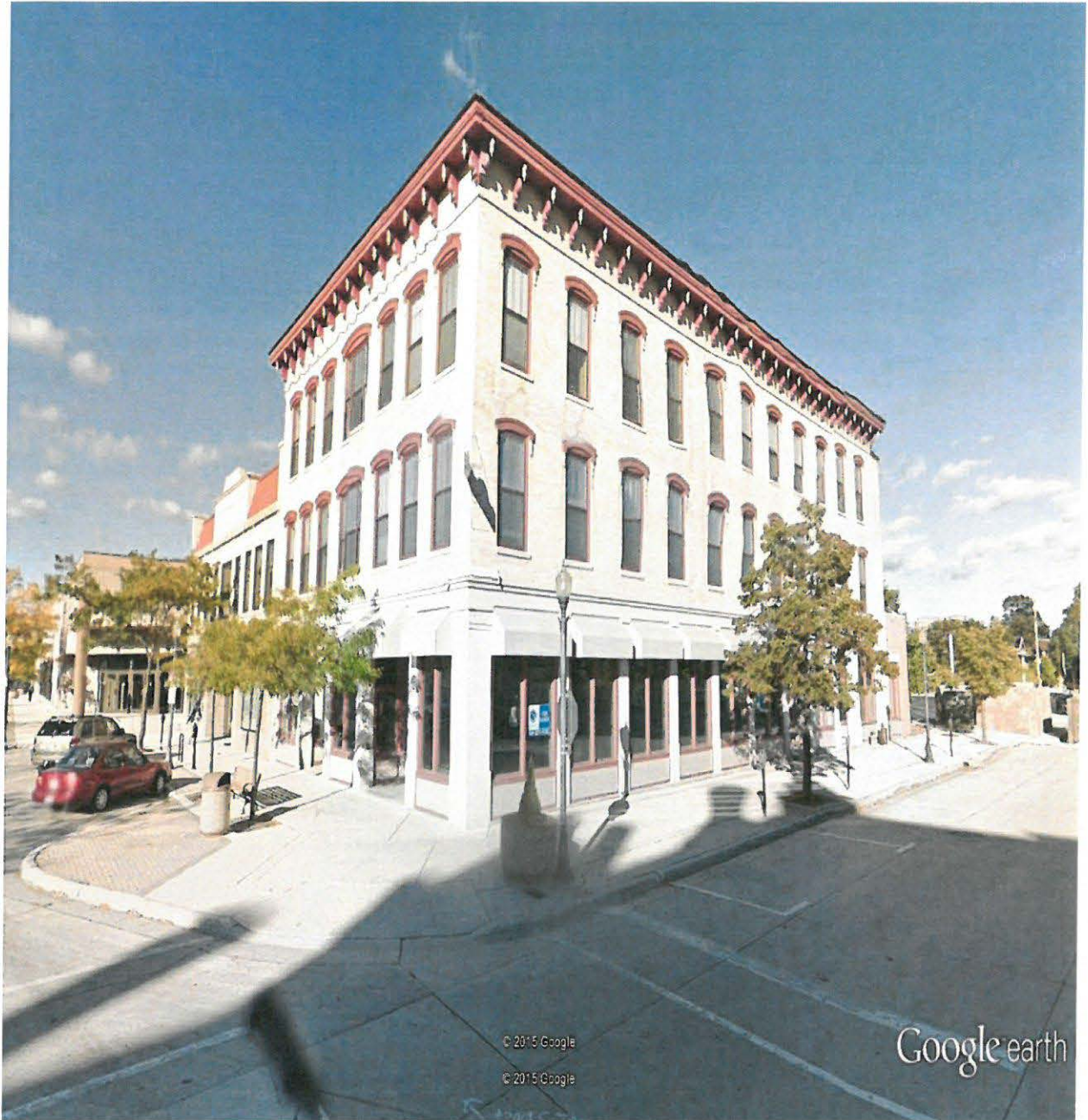
**OFFICE RENOVATION for:
MOST SACRED HEART OF JESUS
CARDIOLOGY AND VALVULAR INSTITUTE**

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scott@aspirearchitects.com
www.aspirearchitects.com



9.17.15
07-021
A1.3



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Google earth

Cardiac Disorders and Valve Disease

Most Sacred Heart of Jesus Cardiology and Valvular Institute is a unique medical practice that combines expertise in both clinical echocardiography and the molecular biology of heart valve disease. We help patients with not only general cardiac disorders, but specifically valvular heart disease. Our goals are to slow the progression of heart disease, improve patient outcomes when surgery is necessary, and care for the overall cardiac health of patients. We provide this expertise to patients in the greater Wisconsin, Illinois and Michigan areas.

Nalini M. Rajamannan, MD

Nalini M. Rajamannan is a US citizen, born in Minnesota. Dr. Rajamannan's studies of the heart began in 1987. She is a nationally acclaimed Cardiologist and Medical Director at Most Sacred Heart of Jesus Cardiology and Valvular Institute, CEO of the research company ConcieValve, LLC, and author of many papers and several technical books on the heart. She fulfilled all of her medical training at Mayo Medical School and Mayo Graduate School, Rochester, MN.

She worked as an Academic Cardiologist at Northwestern University Feinberg School of Medicine from 2000-2011. She is the Chair of the National Institute of Health's (NIH) National Heart, Lung, and Blood working group, which recently published a position statement on Calcific Aortic Valve Disease. Dr. Rajamannan has also published an International Clinical Trial on the effects of statins in slowing the progression of aortic valve disease in the *Journal of the American College of Cardiology* with colleagues from Spain and Portugal.

Up to Date Therapy Options

For years valvular heart disease was thought to be due to a slowly progressing disease which physicians could only watch and wait for the optimal timing of surgical interventions. Our clinic applies the unique research and academic background of Dr. Rajamannan and the team members to not only identify patients who are at risk, but also provide them with the very latest American College of Cardiology and American Heart Association guideline-based therapy options.

Our staff joins medical expertise with faith that God will bless the overall health of patients while under their care.

Make Sure Your Heart Gets the Right Care

Here's a little more information about the clinic. Most Sacred Heart of Jesus Cardiology and Valvular Institute is situated in the historical Woolworth building in downtown Sheboygan, WI. We serve patients in the greater Wisconsin, Illinois and Michigan areas.

Our practice is founded on Dr. Rajamannan's Catholic faith and the long-standing tradition of faith based medical practices. Dr. Rajamannan brings a unique combination of academics, research, and medical practice to provide you with the latest treatment options – and expertise you won't find anywhere else.

We combine expertise in both clinical echocardiography and the molecular biology of heart valve disease. We help patients with not only general cardiac disorders, but specifically valvular heart disease. Our goals are to slow the progression of heart disease, improve patient outcomes when surgery is necessary, and care for the overall cardiac health of patients. We work with your personal physician to provide out-patient consultative specialized cardiology services in the fields of valvular medicine, primary and secondary prevention of heart disease.

General Cardiology

We specialize in the diagnosis and treatment of general cardiac disorders. Our team will guide you for the optimal medical therapy for coronary artery disease, cardiac arrhythmias, peripheral vascular disease and any signs of early and late-stage heart failure.

Valvular Heart Disease

The institute specialty is in the field of valvular heart disease. The diagnosis and management of valvular heart disease will follow the current standards as published by the American College of Cardiology and the American Heart Association.

Echocardiography

Diagnostic echocardiography to determine the severity of cardiac valvular problems and the appropriate follow-up to determine prognostic indicators of the timing for future cardiac interventions.

Primary Prevention

Diagnosis of familial cardiac disorders, assess the atherosclerotic cardiovascular risk, and outline long term approaches to slow the risk of long term cardiovascular risk.

Secondary Prevention

Determining the future therapeutic goals after a heart attack, or heart surgery. Improving cardiovascular risk factors such as decreasing risk from elevated cholesterol, high blood pressure and smoking cessation.

Nalini M. Rajamannan, MD

“My top priority is to listen to my patients’ symptoms. Then the sounds of their hearts is a window to their heart”

As the Medical Director, Dr. Nalini Rajamannan’s goal is to work with your personal physician to provide out-patient consultative specialized cardiology services in the fields of valvular medicine, primary and secondary prevention of heart disease.

She has collaborations with a number of providers for in-patient hospital testing in the greater Wisconsin area, including Holy Family Memorial in Manitowoc, and in the city of Rochester, Minnesota at the Mayo Clinic.

Dr. Rajamannan is a US citizen, born in Minnesota, and her Christian faith guides her actions. She received a Catholic education from grade school through college. She completed her undergraduate studies with high honors from the University of Notre Dame, South Bend, IN. Her Medical Degree comes from Mayo Medical School in Rochester MN. Her studies of the heart began in 1987. She trained in Internal Medicine and Cardiology and went on to complete post graduate training in Level III Echocardiography at the Mayo Clinic. She combined her post-graduate clinical training with three years of research as a Fellow on the Mayo Clinic’s National Institute of Health Research Training program in Cardiovascular Diseases. She maintains her Board Certification in Cardiovascular Disease for the American Board of Internal Medicine.

Dr. Rajamannan has already made a significant impact on the national and international levels as a lecturer on the molecular biology of valvular heart disease. In addition her research has been acknowledged by the National Institute of Health's (NIH) Heart, Lung, and Blood Institute, where she was the Chair of the working group of Valvular Heart Disease.

Her research and clinical interests include:

- Valvular heart disease, specifically aortic stenosis and mitral regurgitation
- Use of echocardiography to diagnose and treat valvular heart disease
- Evaluating risk factors that are important in the progression of these diseases

She has authored several book chapters and two books in the field of valvular heart disease. One recently published book is the scholarly work *Cardiac Valvular Medicine*. She also serves on editorial boards, and has published seminal papers in the field of valvular heart disease.

Areas of Specialization

- Valvular heart disease
- Echocardiography
- Risk factors for cardiovascular disease including lipid disorders and hypertension

PARCEL NO. 470928
MAP NO. 09 102 001
ZONING CLASSIFICATION: SI

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 11/10/15

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

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

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: A.C.E. Building Service, Inc. - Contact - Chris Herzog

ADDRESS: 3510 S. 26th Street, Manitowoc, WI 54220

E-MAIL: cherzog@acebuildingservice.com

PHONE: (920) 682-6105 FAX NO.: (920) 682-7700

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED: 4617 South Taylor Drive

LEGAL DESCRIPTION:

Part of the NW 1/4 of the NW 1/4 of Section 9, Town 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, previously described in Document No.: 1920646, now being described as follows:

Commencing at the NW Corner of said Section 9; Thence S 88°47'10" E, 758.80 feet coincident with the north line of said NW 1/4; Thence S 00°41'21" W, 45.07 feet to the south right-of-way line of Weeden Creek Road being the point of beginning; Thence S 88°47'36" E, 614.43 feet coincident with said south right-of-way line to the northwest corner of a Certified Survey Map recorded in volume 16, page 104/105; Thence S 01°12'24" W, 511.33 feet to the southwest corner of said Certified Survey Map; Thence N 88°47'36" W, 738.97 feet coincident with the north right-of-way line of Concord Drive to the easterly right-of-way line of South Taylor Drive; Thence N 45°42'02" W, 44.22 feet; Thence Northerly, 384.60 feet along the arc of a 1400.00 foot radius curve to the right, the chord of which bears N 02°20'04" E 383.39 feet; Thence N 10°12'15" E, 30.00 feet; Thence N 50°42'11" E, 104.94 feet all coincident with said easterly right-of-way line of South Taylor Drive to said south right-of-way line of Weeden Creek Road;

Thence S 88°47'36" E, 64.80 feet coincident with said south right-of-way line to the point of beginning.

Said parcel contains 391,960 Square Feet (8.998 Acres) of land.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE:

Torginol, Inc. is a manufacturer and supplier of decorative materials for use with resinous flooring systems. Torginol manufactures, stores, and ships flakes, pigments, and granules from its existing facility located at 4617 S. Taylor Drive in Sheboygan. The facility also has office space for all of the daily business operations. The current hours of operation are (3) shifts, 24 hours per day Monday – Friday with occasional Saturdays.

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE:

There is no proposed change to the operation or use of the facility with the proposed expansion.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE:

Both the existing building as well as the proposed expansion are pre-engineered metal buildings. The main production area currently has no architectural enhancements. The office area has a brick wainscot at the base of the wall. The proposed addition will incorporate colored split faced block masonry units with color matching mortar installed in vertical bands on the west side of the addition and wrapping around the corner on the north and south sides.

3. NAME AND ADDRESSES

OWNER OF SITE: Torginol, Inc. - Contact - Tom Testwuide, Jr.

ADDRESS: 4617 South Taylor Drive, Sheboygan, WI 53081

E-MAIL: tom@torginol.com FAX NO.: (920) 694-4801

ARCHITECT: S.M.I., Inc. - Contact: Jeff Gordon

ADDRESS: 102 Revere Drive, Manitowoc, WI 54220

E-MAIL: jeffg@smimanitowoc.com FAX NO.: (920) 684-5584

CONTRACTOR: A.C.E. Building Service, Inc. - Contact - Chris Herzog

ADDRESS: 3510 S. 26th Street, Manitowoc, WI 54220

E-MAIL cherzog@acebuildingservice.com FAX NO.: (920) 682-7700

4. 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

10/27/15

DATE

CHRISTOPHER HERZOG

PRINT ABOVE NAME

5. APPLICATION SUBMITTAL REQUIREMENTS



City of Sheboygan
City Plan Commission
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 20,625 square foot addition to the west side of the existing facility. Torginol has experienced several stages of growth over the past several years at both their former location in Sheboygan Falls and their current location in the City of Sheboygan. This expansion is necessary to continue the growth of the company to allow them to respond to domestic and international client demand. It is our intent to commence construction as soon as possible this year.

Torginol is a manufacturer & supplier of decorative materials for use with resinous flooring systems. Torginol manufactures, stores & ships flakes, pigments & granules from its existing facility located at 4617 S. Taylor Drive in Sheboygan, WI. The facility also has office space for all of the daily business operations. The existing property is zoned SI for Suburban Industrial. Torginol is considered Light Industrial Land use.

The development will include a 75' x 275' building addition & the enlargement of the existing storm water dry basin on the east portion of the site. 14 downspouts will be plumbed to underground storm piping and diverted to the storm water dry basin. The outfall from the storm water treatment area will be connected to on-site storm sewer.

There is no change to the use or daily operation of the facility as a result of the planned expansion. This expansion is needed for additional warehousing and manufacturing space for the same activities that are conducted at this time. There are currently (113) direct hire full time, (12) direct hire part time & (12) contract employees at this facility. This expansion will create approximately 6 new positions. The current hours of operation are (3) shifts, 24 hours a day Monday through Friday and frequent Saturday overtime hours. There are no plans to change the hours of operation. There are approximately (10) less-than-truckload carriers, (2) inbound receiving semi loads, & (1) silo delivery per day. There is no significant increase to the average shipping and receiving traffic. The proposed development complies with all requirements of Sub-Chapter 15-7.

Torginol is a relatively low volume industrial consumer of water and low producer of sanitary waste. There will be a small incremental impact on these items with the proposed expansion. There are

currently no exterior dumpster areas nor will any be added and there will not be any fencing. A ground mounted corporate sign will be constructed in accordance with the protective covenants. The proposed location for this sign is in the northwest corner of the property facing the corner of South Taylor Drive and Weeden Creek Road. The approval for this signage will be handled at a later date.

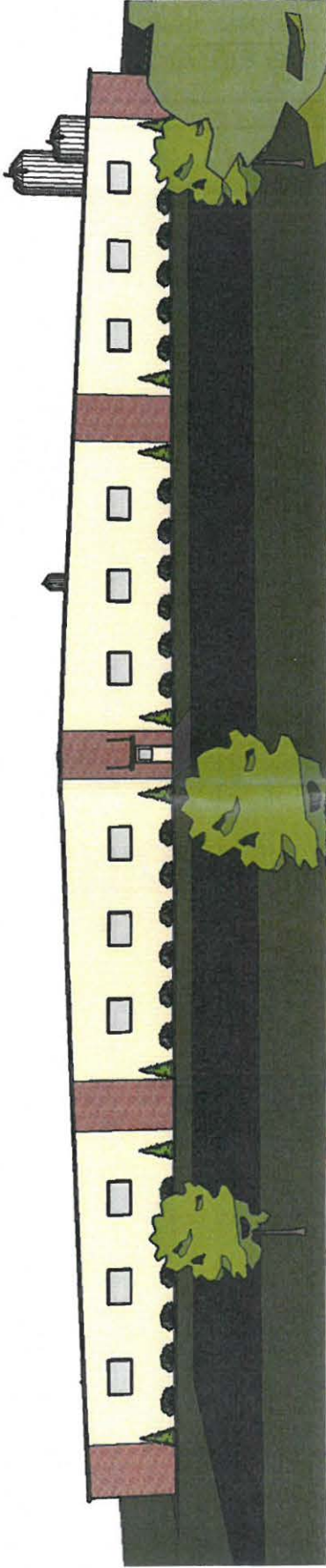
The existing bulk storage silos currently on the west side of the facility will be relocated to the south side of the new addition, improving the appearance of the facility as viewed from the corner of South Taylor Drive and Weeden Creek Road.

Please feel free to contact me with any questions regarding this proposed expansion. Thank you in advance for your consideration.

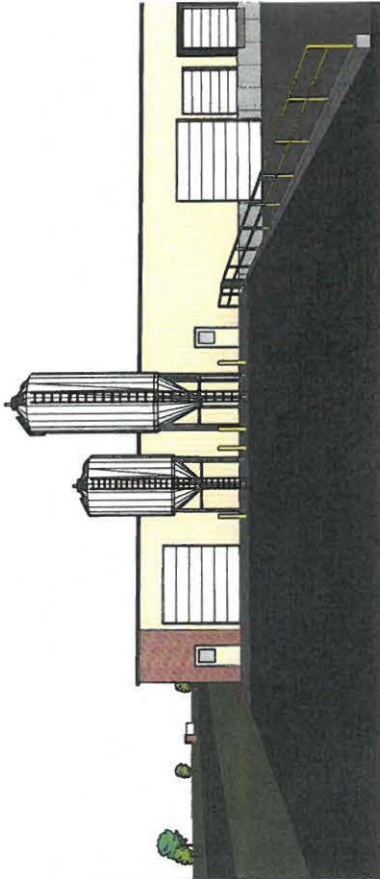
Respectfully Submitted,



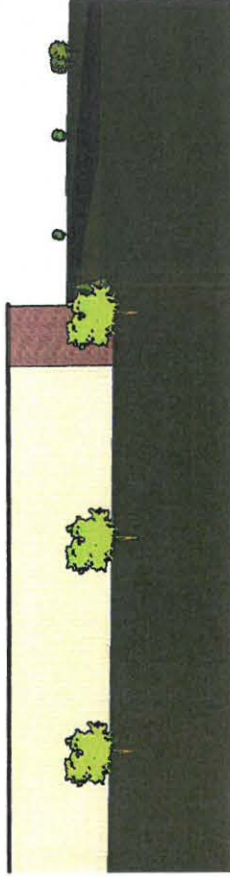
Christopher Herzog
A.C.E. Building Service, Inc.



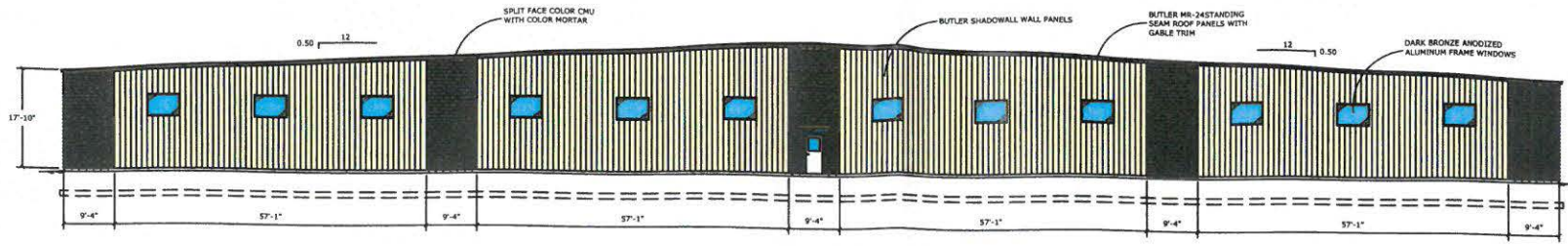
PROPOSED EAST ELEVATION



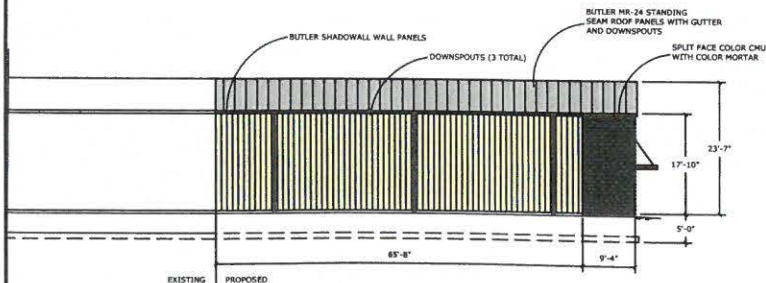
PROPOSED SOUTH ELEVATION



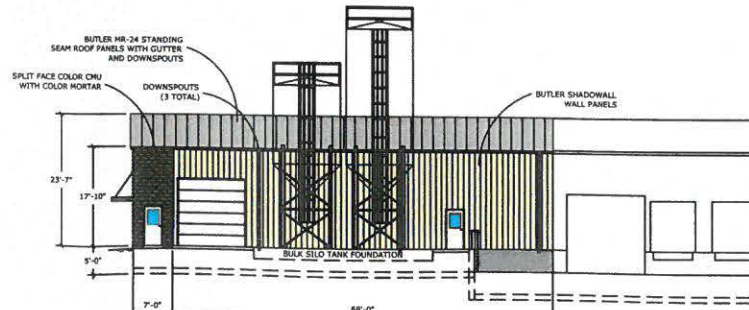
PROPOSED NORTH ELEVATION



WEST ELEVATION
SCALE: 3/64" = 1'-0"



SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



NORTH ELEVATION
SCALE: 3/64" = 1'-0"

PROJECT INFO: PROPOSED BUILDING ADDITION
TORGINOL, INC.
4617 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081

REVISION DESCRIPTION	DATE	REV. BY



ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION

P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION

A.C.E. JOB NO. 239/15
DATE: 10/27/15
DRAWN BY: CAH
SCALE: 3/64" = 1'

SHEET

1



