

*****ATTACHMENTS*****

PARCEL NO. 428470
MAP NO. 34 226 004
ZONING CLASSIFICATION: NC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/15

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

7126 N. Lake Dr
Fox Point WI 53217

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: Boost Mobile (Adham Awadalla)
ADDRESS: 1403 Union Ave E-MAIL: adham1935@yahoo.com
PHONE: (414) 779 4678 FAX NO. (262) 637-6000

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Boost Mobile
ADDRESS OF PROPERTY AFFECTED: 1403 Union Ave Sheboygan WI.
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Retail wireless provider

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Retail wireless provider

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: A Third wall Sign.
Square Footage permitted

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: Boost Mobile (Adham Awadalla)

ADDRESS: 1403 union Ave

E-MAIL ADDRESS: adham1935@yahoo.com

PHONE: (414) 779-4678 FAX NO: (262) 637-6000

2. OWNER INFORMATION

OWNER OF SITE: George Young

ADDRESS: 1403 union Ave

PHONE: () FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Boost Mobile

ADDRESS OF PROPERTY AFFECTED: 1403 union Ave

USE OF PROPERTY: Retail wireless

TYPE OF SIGN: wall sign

DESCRIPTION OF PROPOSED SIGN: Aluminum composite panel

May 5th 2015

Boost Mobile

1403 union ave

Sheboygan WI 53081

To whom it may concern,

We have requested a variance for a new aluminum panel sign to be placed on top of the retail store entrance to identify the store and make it visible to traffic. The reason we need a new sign is that the existing channel letters sign is placed too high on the building not on the store entrance. We had a request to the sign company to remove the channel letters sign and mount it on the store entrance to identify the store. The sign company responded that removing the channel letters sign will damage the sign and scar the building. We ended up ordering the panel sign to place on top of the store entrance.

Thanks for your consideration,

Adham Awadalla

Member

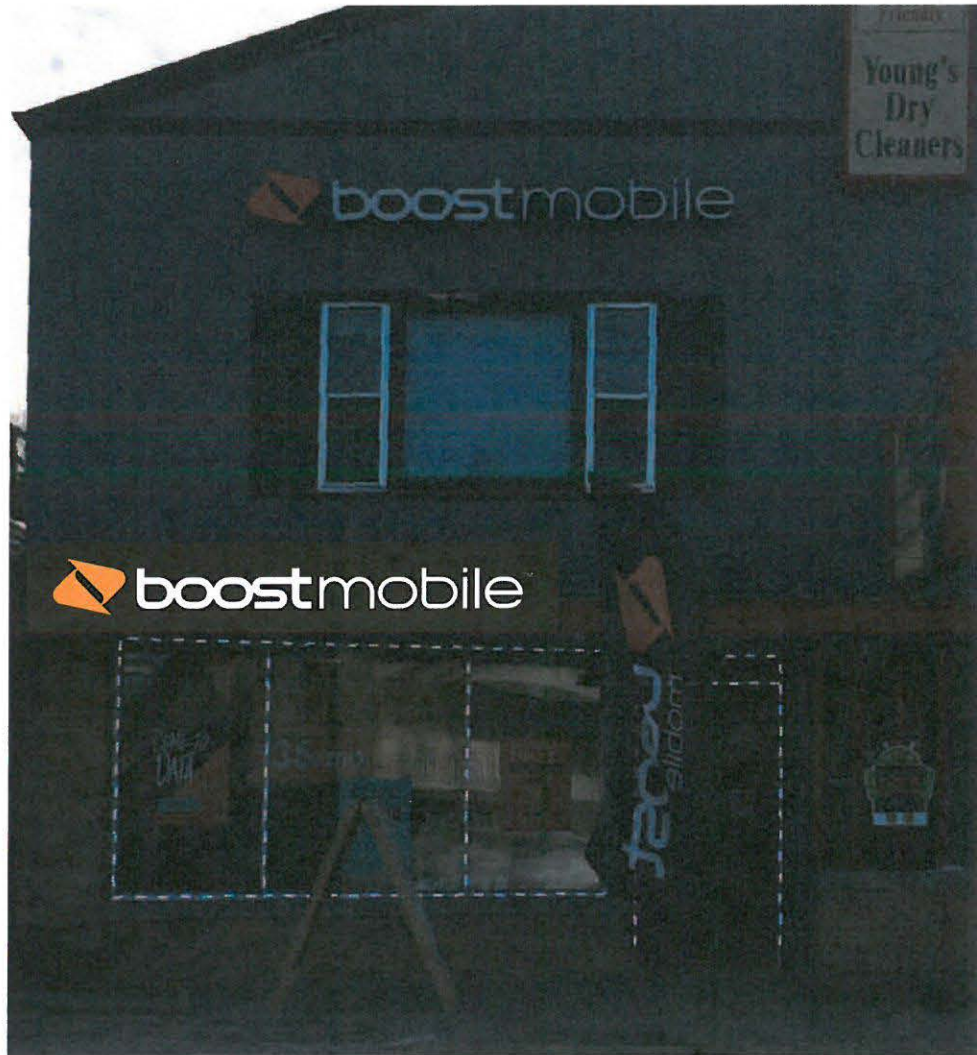
414-779-4678

Adham1935@yahoo.com

Approx 2' x 12' ACM

Sheboygan, WI

Before



and our website:
www.huskisigns.com

Emailed: 2-11-15



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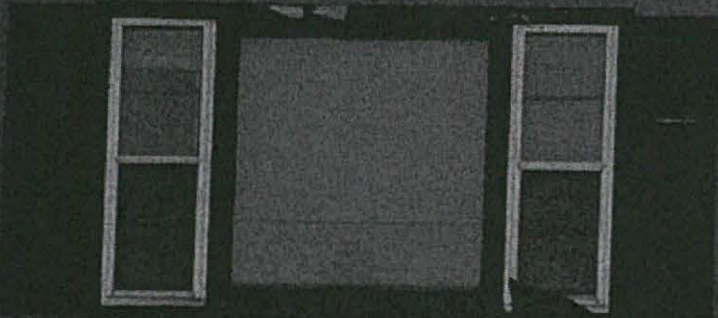
1115 Indy Court
Evansville IN
47725
Phone: 800-909-HUSK
812-473-2000
Fax: 812-867-0848

Project Name:	Sheboygan, WI	Sales Person: Victoria
Location:	Sheboygan, WI	Designer/Graphic Artist: <i>Lisa</i>
Accepted by:		Date of Drawing: 2-11-15
Accepted Date:		Revisions: #0

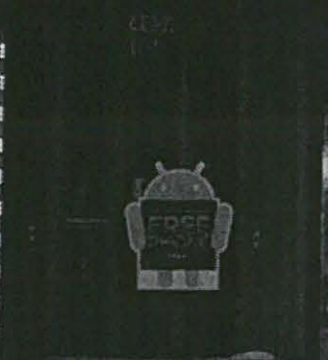
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Friendly
Young's
Dry
Cleaners

 boostmobile




mobile
renew
elidom



ALUMINUM PRODUCTS

PRE-PAINTED

PRE-ANODIZED

MILL FINISH

PREPAINTED SIGN BLANKS

CHANNEL LETTER COIL

ALUMINUM COMPOSITE PANELS

ADDITIONAL ALUMET PRODUCTS

NEW PRODUCTS

COPPER PRODUCTS

COPPER ROOFING

LEAD COATED

COPPER SHEET

COPPER BAR & ROD

ADDITIONAL UNIMET PRODUCTS

COPPER SHEET AND

COMPBOND ALUMINUM COMPOSITE PANELS

Aluminum Composite Material (ACM) Sign Panels are composed of a thermoplastic core of low density polyethylene, bonded to two sheets of aluminum using a sophisticated bonding process involving chemical adhesives and high temperatures. The painted surface of the aluminum sheet is coated with a wax free high performance polyester coating. The painted surface is protected with a strippable masking to prevent scratching.

[Click Here to Download a PDF of the Color Chart](#)

[Click Here to Download a PDF of the Literature Sheet](#)

ACM SIGN PANEL FEATURES

- Light Weight
- Rigid and Durable
- Accepts Vinyl Graphics
- Excellent Outdoor Weatherability
- Stock Sizes - 48" x 96"; 48" x 120"; 48" x 144"; 60" x 96"; 60" x 120" & 60" x 144"
- Custom Colors & Finishes
- High Strength
- Easily Fabricated
- Weather Resistant
- Accepts Screen and Digital Printing
- Available in 3MM & 6MM Thickness
- Corporate Identity Colors
- 5 Year Warranty

Alumet Aluminum Composite Panels are now a UL compliant sign accessory component.

AVAILABLE PANEL COLORS

GAUGE WIDTH	3MM 4X8	3MM 4X10	3MM 4X12	3MM 5X8	3MM 5X10	3MM 5X12	6MM 4X8	6MM 4X10
Ultra White 2 Sides	•	•	•	•	•	•	•	•
Ultra White/White	•							
Ultra White/Mill	•	•						
White 2 Sides	•	•					•	
White/Mill	•							
Dark Bronze 2 Sides	•							
Gloss Black 2 Sides	•	•					•	



PARCEL NO. 629330
MAP NO. 10 301 001
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/15

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: RLO Sign, Inc.
ADDRESS: 1030 Ontario Avenue, Sheboygan E-MAIL: Craig@rloesign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Elementary School for the Arts & Academics
ADDRESS OF PROPERTY AFFECTED: 3508 N 21st Street, Sheboygan
LEGAL DESCRIPTION: attached

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Elementary School grades K-5

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: For approval to have two monument signs per location

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: RLO Sign Inc

ADDRESS: 1030 Ontario Avenue, Sheboygan 53081

E-MAIL ADDRESS: Craig@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Elementary School for the Arts & Academics Susan Griffiths

ADDRESS: 3508 N 21st Street

PHONE: (920) 459-3626 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Elementary School for the Arts & Academics

ADDRESS OF PROPERTY AFFECTED: 3508 N 21st Street

USE OF PROPERTY: School

TYPE OF SIGN: Monument Sign

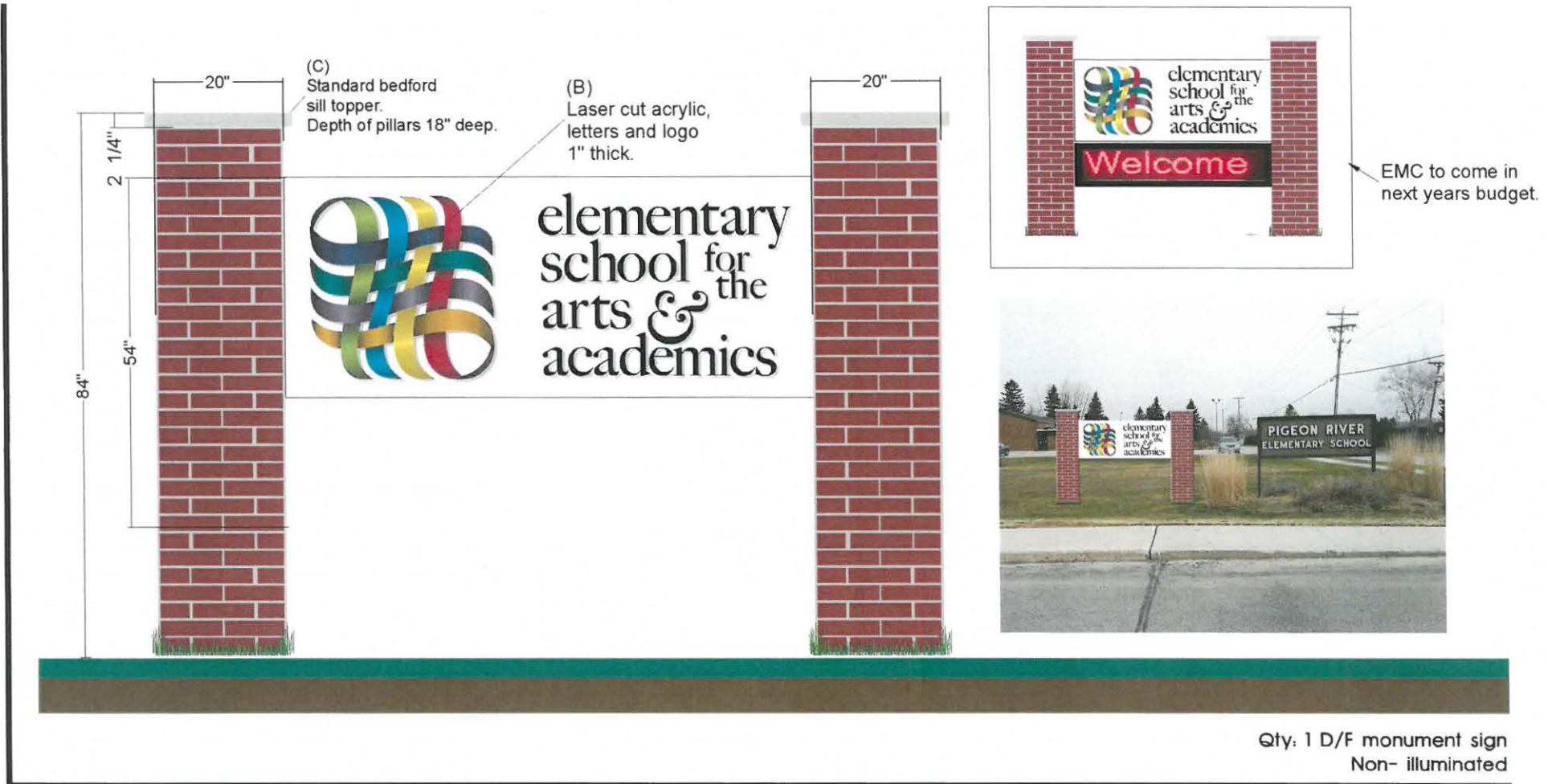
DESCRIPTION OF PROPOSED SIGN: Double sided non lit aluminum Sign cabinet with 3/8" thick flact cut acylic letters. Sign will be supported by two brick pillars

3508 N 21st Street – Legal Description

SEC 10 T15N R23E PRT OF NW 1/4 NE 1/4 COM 33.01' W & 318.7' S OF NE COR SD NWSW, TH W 445.80', TH N 01 DEG 32'W 536.05' TO SLY HWM OF FORMER MILL POND, TH ON SD HWM S 77 DEG 35'W 265' M/L, TH S 61 DEG 28'W 57.5', TH S 69 DEG 40'W 89', TH S 59 DEG 15' W 219.79', TH S 54 DEG 15'W 113.6', TH S 69 DEG 50'W 74.6', TH N 80 DEG 50'W 94.5' TO W LINE OF SEC 10, TH S 878.83' TO N LINE OF PERSHING AVE, TH S 85 DEG 42'E 4.51', TH SWLY ALG THE ARC OF A CURVE CONVEX NLY HAVING A RADIUS OF 226.64', TH CHORD OF WHICH BEARS S 73 DEG 44'42"E 93.89', TH S 88 DEG 31'W 984.05' ALG A LINE BEING THE N LINE OF KONING ESTATES SUBD., TH NELY ALG THE ARC OF A CURVE CONVEX NLY HAVING A RADIUS OF 212.85', TH CHORD OF WHICH BEARS N 76 DEG 05'19"E 113.01', TH S 88 DEG 31' E 106.26' TO W LINE OF N. 21ST ST., TH N ALG SD W LINE 663.79' TO PNT OF BEG PIGEON RIVER SCHOOL 28.04 AC.

Justification:

The school typically caters to the young ages of kindergarten to 5th grade. The purpose of the ESSA monument sign is to allow people to find the entrance to the parking lot and help promote ESSA by letting passer byes know where the location is. The wall sign they have by the building entrance can only be seen after people are in the parking lot. ESSA would like to keep our sign separate from Pigeon River School for budget and clarification purposes . With Pigeon River having their own sign already, they do not have money in there budget for a new sign at this time. The ESSA sign was designed with the idea of the combination of arts and academics in mind.



Sign Specifications

(A) Sign Material
Sign: Aluminum
Colors: Painted White
Mount: Between pole mount

(B)- Letters/logo
Material: 1" black acrylic, cut to shape
Mount: Stud mounted to aluminum backer
Logo: 1" black acrylic with dicit printed vinyl graphic applied

(C)- Masonry
Includes masonry (brick to match wall surface).

(D)- EMC
Includes Qty: 2 Adaptive full color modules. Matrix 16x96.
Housing: 1' 6.9" high x 6' 6.1" wide x 5" deep

TO COME



customer approval _____ date _____
This is your design on a non-illuminated mock and RLO Sign hereby irrevocably reserves the copyright and all other rights in and to the design and to deliver same as directed.

CUSTOMER:	ESAA
CLIENT:	Susan G.
DATE:	3-6-15
DESIGNER:	Katie S.



— Setback from inside of curb
to outer sign posts: 43.5'

— Setback from inside of sidewalk
to outer sign posts: 32'

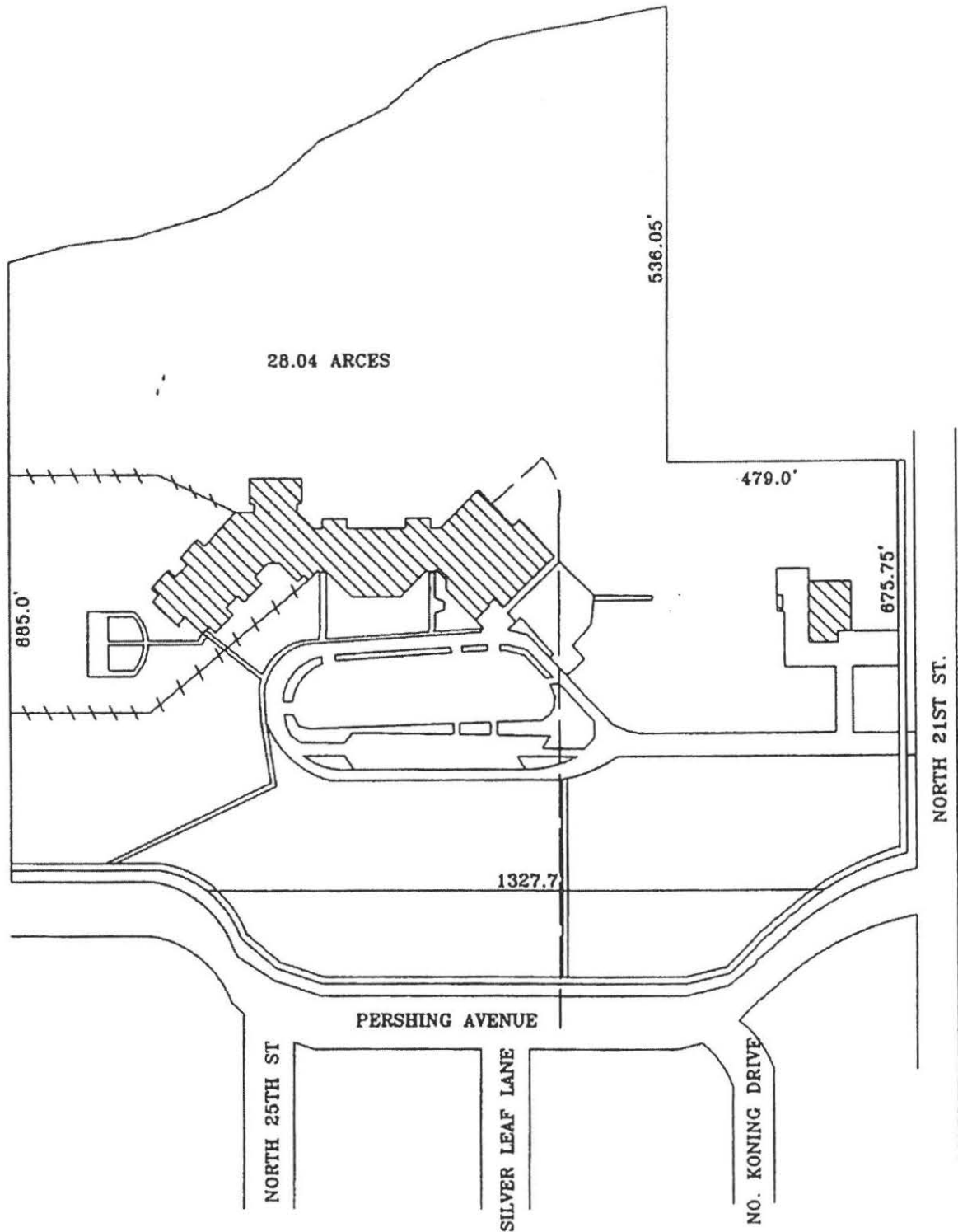


3508 N 21st St

Existing Pigeon River school sign (24 sq. ft.)

New ESAA new monument sign (19.5 sq. ft.)

Existing ESAA letter set on wall (40 sq. ft.)



PIGEON RIVER SCHOOL

* NOT TO SCALE

DRAWN BY ERIK KUITERT

+++++ STORM SEWER

— — — SEWER & WATER

PARCEL NO. 59281451553
MAP NO. 03 376 007
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/14

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: Ben DeVore
ADDRESS: 4458 Idlewild Ln. E-MAIL: bpdevore@gmail.com
PHONE: (920) 917-7424 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: American Gun Resurrection
ADDRESS OF PROPERTY AFFECTED: 4458 Idlewild Ln.
LEGAL DESCRIPTION: A small individually operated repair shop
for firearms.
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Single family
residential living.
DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: I would like permission to
do light repair work on firearms.
BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____

PARCEL NO.: 592 8145 1553
MAP NO.: _____
ZONING CLASSIFICATION: _____

REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
HOME OCCUPATION
ZONING COMPLIANCE APPLICATION**
(Revised November, 2009)

Completed application for home occupation zoning compliance, is to be filed and approved by the City Planner, Department of City Development, 828 Center Avenue, Suite 104. **Applications that are not complete or that are not legible will not be accepted.**

APPLICANT: Ben DeVore PHONE: (920) 917-7424
ADDRESS: 4458 Idlewild Ln Sheboygan WI 53081

ZONING CLASSIFICATION: _____ START DATE: _____
Name and address of **other** person involved in the home occupation:

NAME: Janet DeVore
ADDRESS: 4458 Idlewild Ln

WRITTEN DESCRIPTION OF PROPOSED HOME OCCUPATION

I would like to open up a small repair shop in the basement of my home dedicated to fixing firearms. The space used by said business would be minimal and be well within the 25% limit. I would be serving a very small clientel base, and therefore traffic would also be at a bare minimum.

See attached narrative

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, and that the home occupation will be operated in compliance with the data on this application.

Ben DeVore
APPLICANT'S SIGNATURE
CERTIFICATION OF ZONING COMPLIANCE

DATE

1. The home occupation will be conducted completely within the dwelling unit,

What the gunsmith business is and it's services?

My business is to be centered around repairing and restoring old firearms. Although I possess the skills to work on modern sporting rifles, my main focus will be on older classic firearms and those used in hunting. My specialty is the restoring of cosmetic surfaces by removing rust, water damage, pitting, etc. and applying a new finish such as bluing, or an enamel.

Where will the business take place?

The proposed business will take place in a section of a utility room in my basement. There is not a need for a large amount of space and the work should be confined to three work benches.

What equipment will be used?

The equipment used in my business will consist mostly of hand tools such as hammers, punches, screwdrivers, brushes, steel wool, and sand paper. The only powered equipment that I plan to use is an electric drill, small bench grinder, and a drill press. I do not plan to use anything that would not be found in the average residential garage.

Who are my customers?

My customer target base would primarily be people looking to restore an old family heirloom, or an old antique that they found, and hunters wanting to get their guns ready for the hunting season.

What services would I offer?

The services that I would offer customers would be analyzing and fixing an inoperable firearm, rust removal, rust proofing metal surfaces, refinishing wood surfaces, mounting scopes or sights, installation of custom parts such as triggers, grips, or pads.

How many customers do I expect?

The maximum number of customers that I would ever expect to have would be one per day, but on average I would expect somewhere around two or three per week.

What are my hours of operation?

My planned hours of operation are Monday through Friday from 8AM till Noon.

How do I plan to arrange appointments?

My intent is to arrange appointments by not leaving my address on any forms of advertising but only my phone number. The reasoning behind this is that it will force my clients to call me so we can set up good arrangements and will allow me to gauge what kind of person I will be having potentially visit my home. I believe this will also enable me to better control any traffic that might be coming to my house and help me to make sure that none of my business dealings bother my neighbors.

Will customers be coming to my house to drop off/pick up guns and where will they park?

Yes, I do plan to have customers picking up and dropping off guns at my house, but I plan to space out appointments as much as possible to not cause any issues within the neighborhood. Parking should not be any issue as I have a 200ft long driveway and 4 additional parking spots on my property.

What safety measures will be taken?

My plans for safety include requiring all customers to bring their guns in a case and not to remove their firearm from the case until I have asked them. Once the case is opened my very first step will be to open the action of the firearm and inspect the chamber to ensure that the gun is indeed unloaded. Once this has been verified I will check to make sure it is on safe, and then proceed with the transaction. For safe keeping and storage I have two large gun safes that will remain locked at all times.

Do I intend to sell ammunition or guns?

No, my main focus is strictly in repair and restoration although I may occasionally perform a firearm transfer from another dealer.

What kind of impact do I think this business will have upon my neighborhood and community?

I do not foresee this business as having any significant impact upon any of my neighbors, in fact I doubt that any of them will even notice anything different. As far as impacting the community goes I would say in the short term that the impact would be very little if any, but my long term goal is that eventually this business will provide enough that I may purchase a commercial building and expand, thus providing jobs. My hope is to become an active member of commerce and partner within the community and eventually use my business to partner with others and sponsor various programs and activities. In the very least though, I believe that I will be providing a service that is very difficult to find, and for the most part is a dying or lost trade, that could prove to be a valuable commodity within our city.

What agencies regulate this business?

The only agency regulating gun smithing is the Bureau of Alcohol Tobacco and Firearms. There is an application process in order to become a licensed gunsmith but the very first requirement of the process is to first be compliant with all local laws and ordinance. Once this has been established they conduct a federal background check that takes a minimum of 6 weeks and then they will send an agent to your premises to conduct an interview. During the interview the agent will inspect your business premises to ensure that you have the ability to safely store all firearms received and make sure that you have the ability to keep accurate and organized records of all transactions. Once these requirements have been met the BATF may choose to grant you a Federal Firearms License which permits you to sell and repair firearms.

How many employees do I plan to have?

At this time while working from my own home I do not plan to have any employees.

How do I plan to not irritate my neighbors?

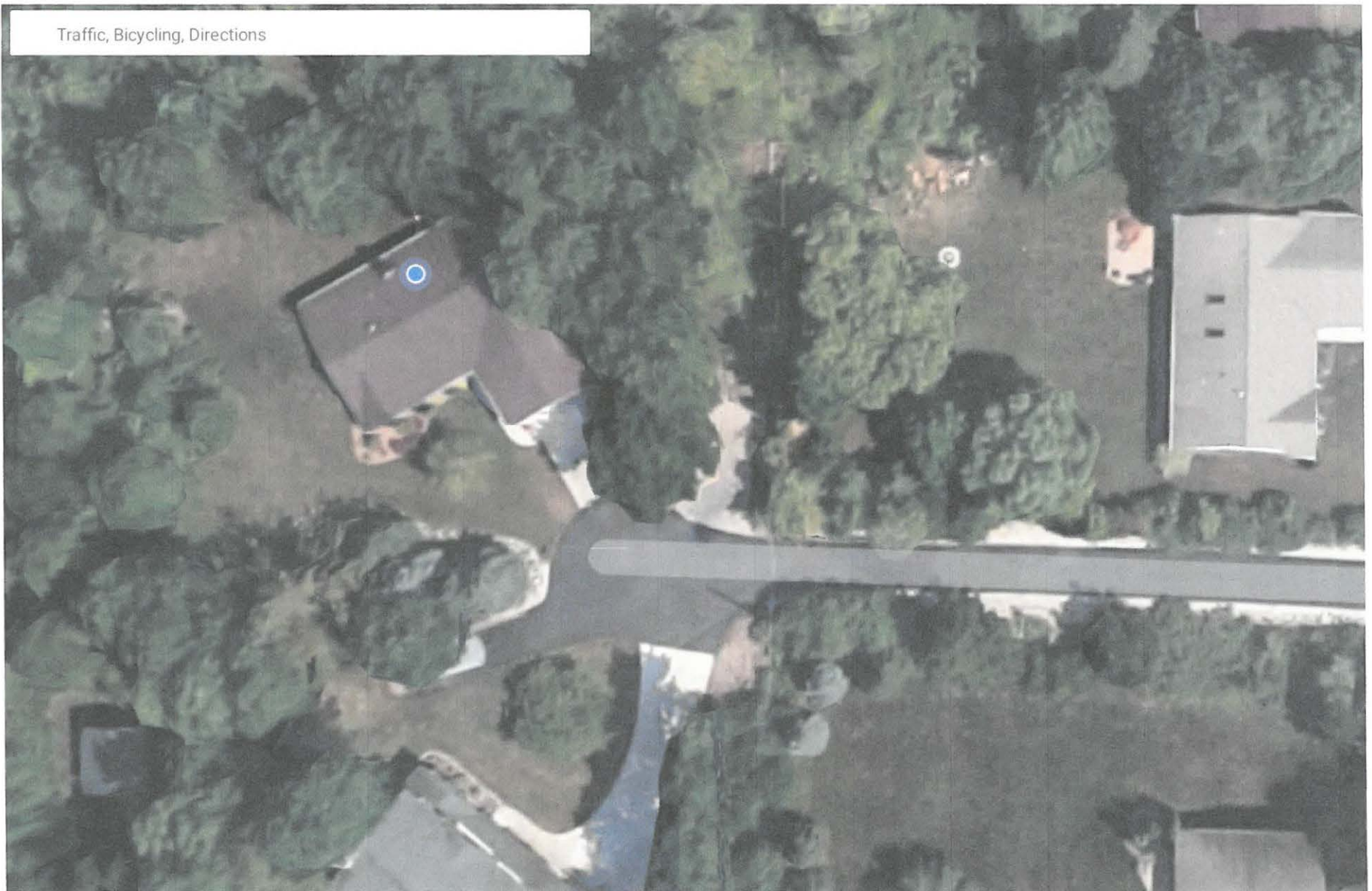
I plan to ensure that I am not a nuisance to my neighbors by keeping working hours that should not interfere with any ones sleeping schedules as well as working as quietly as possible. I will also be

working from my basement which will further quiet any noise. Parking should not be a bother either as I have my own private spots.

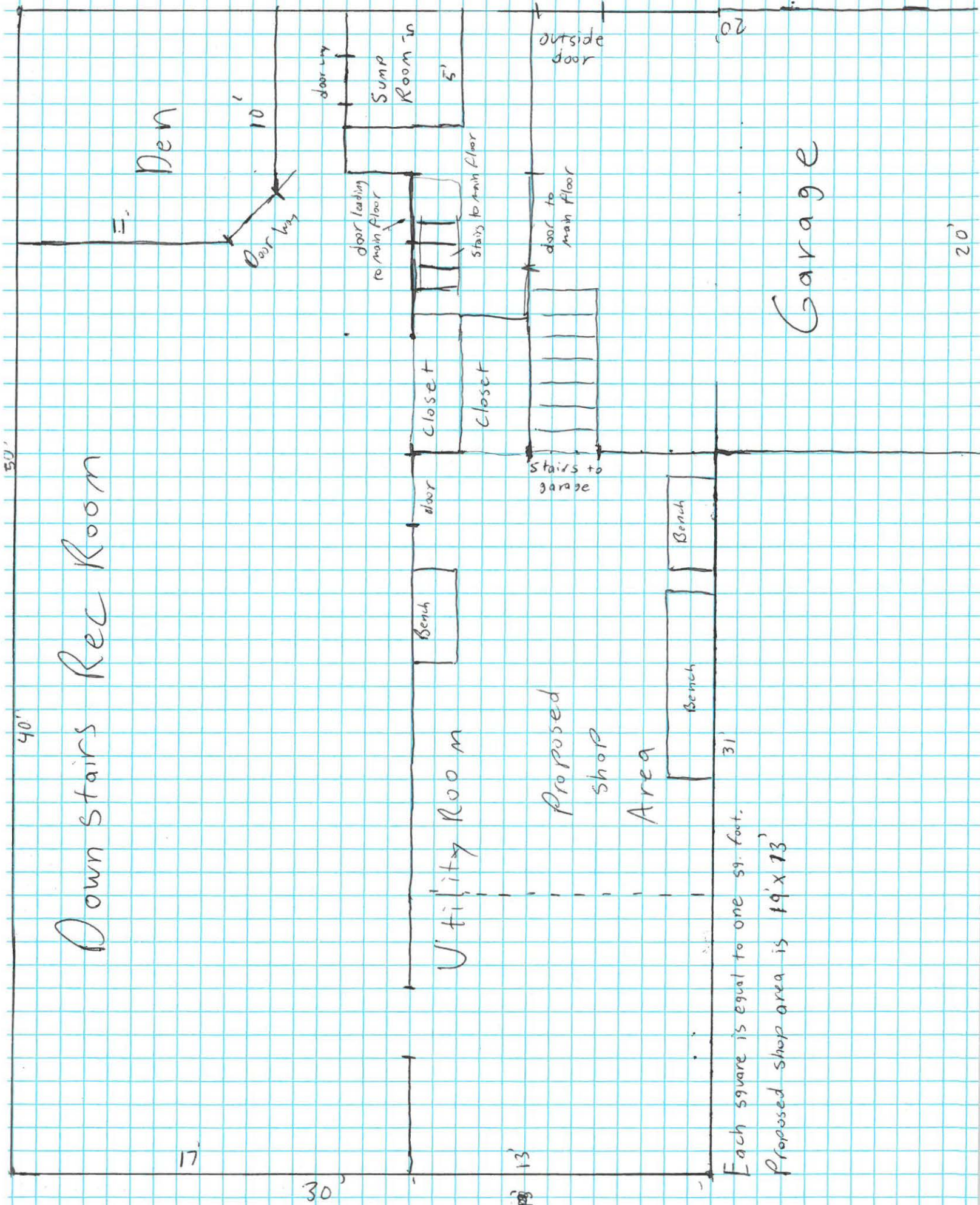
My personal background is that I am a small arms repairer for the Army National Guard. I have been serving now for over 4 years and I have had many responsibilities. In addition to repairing guns, I have given firearm instructional courses, been a range safety officer, rifle instructor, and have taught safety classes. I also have previous experience working in a gun shop where I was responsible for inventorying our firearms, filling out federal paperwork, and conducting all manner of business within the trade. I have also proven myself to be a very responsible person not only with firearms but also in day to day life and financially. I had purchased my first home by the time I was 20 years old, and I have never had any kind of debt other than my mortgage payment. My dream has always been to own my own business and to work on firearms. This is my passion, and life's goal and I hope that this brief has proven that I am fully capable of conducting this business in a safe, ethical manner, that will in no way negatively affect anyone within close proximity to my home.





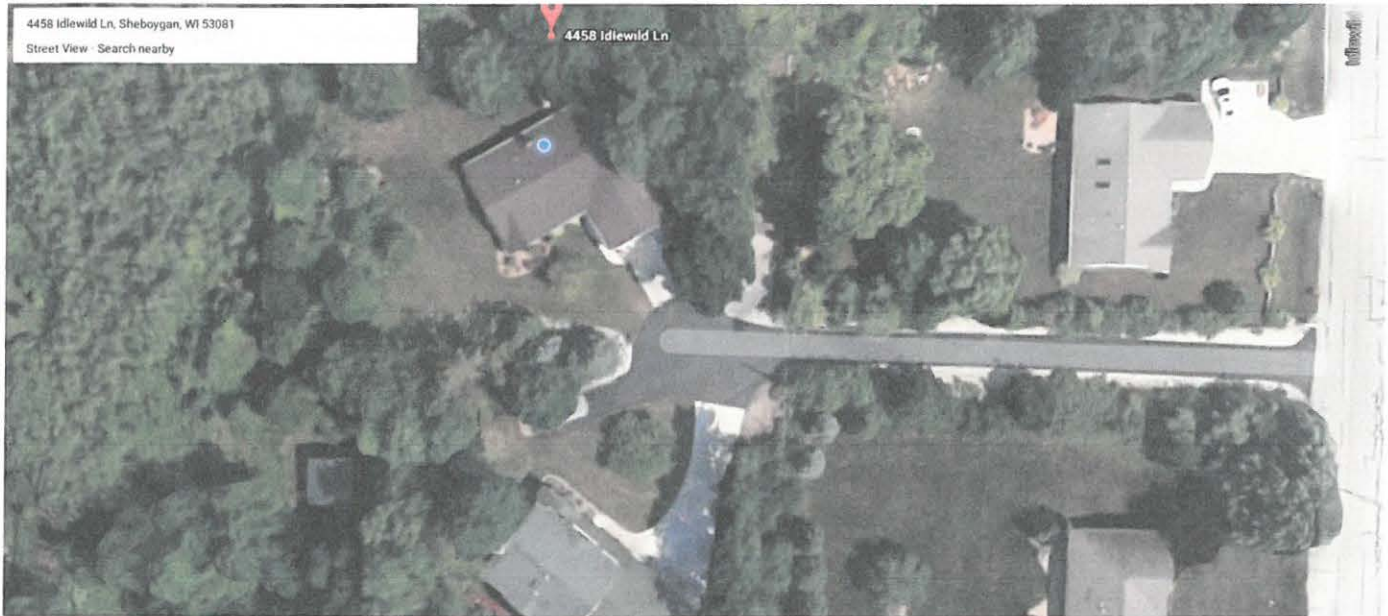


Down stairs Rec Room



Each square is equal to one sq. foot.

Proposed shop area is 19' x 13'



1st Floor City Hall
Planning Dept.

428 Center Ave West Side 9th St.

May 1st 9:00 AM

PARCEL NO. 108170
MAP NO. 23 333 011
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/15

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

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1. APPLICANT INFORMATION

APPLICANT: US BANK
ADDRESS: 605 N. 8TH STREET E-MAIL: DAVID.BUSCHL@USBANK.COM
PHONE: (920) 424-4119 FAX NO. (920) 424-4110

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: US BANK
ADDRESS OF PROPERTY AFFECTED: PARKING LOT ADJACENT TO 605 N. 8TH STREET
LEGAL DESCRIPTION: SEE MAP

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
PARKING LOT - SEE PROJECT DESCRIPTION

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
PARKING LOT - SEE PROJECT DESCRIPTION

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____
NO CHANGES BEING MADE THAT WOULD REQUIRE VARIANCES

May 12, 2015

City of Sheboygan Planning & Development
Attn: Steve Sokolowski
828 Center Ave.
Sheboygan, WI 53081

Project Summary

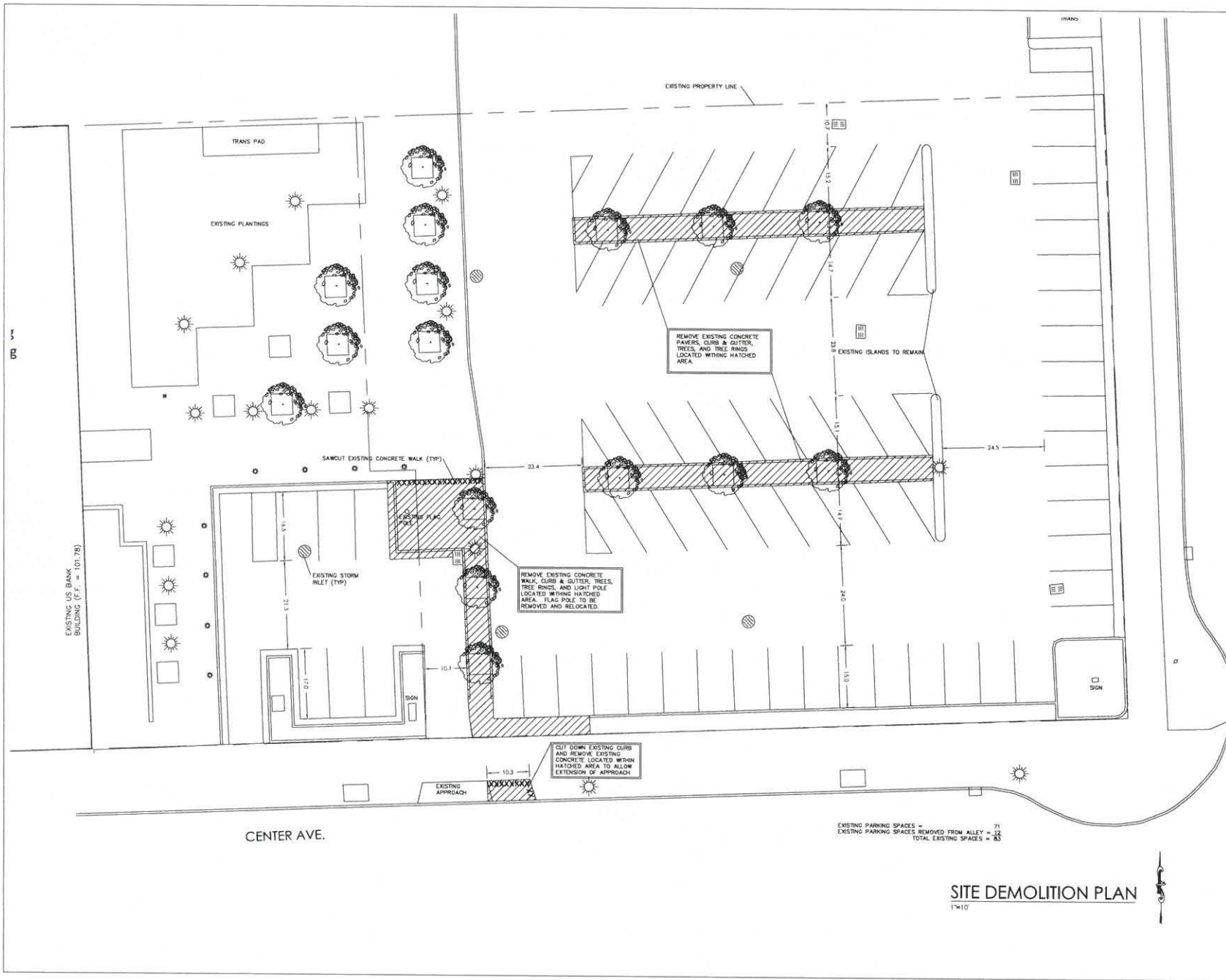
*US Bank Parking Lot Improvements
Sheboygan, Wisconsin*

Project No. 2014-78

The US Bank Parking Lot Improvements project is a project that is being completed because of the parking lot changes that are being made by the City of Sheboygan directly to the north of US Bank's property. Currently the US Bank parking lot includes 83 parking stalls. 12 of these existing parking stalls are located in the existing alley that is owned by the City of Sheboygan. These stalls have already been removed as part of the City's reconstruction. Also, as part of the City's reconstruction the entrance/exit from North 7th Street was moved further North.

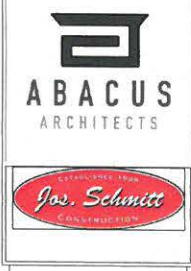
Due to these changes this project is proposing to widen US Bank's existing entrance on Center Ave. from 15' to 26' wide. This will allow for two way traffic and serve as an entrance and exit rather than just an entrance. This project has maintained the existing parking lot spaces along the south and east property lines other than at the entrance. Also as part of this project the existing islands in the middle of the parking lot that include concrete pavers and three trees each are being removed to allow for 90 degree parking rather than the existing angled parking. This will allow for much better traffic flow and also allow for parking along the existing walk on the west side of the lot. Also, the existing stalls just west of the entrance have been changed to angled parking to allow for much safer conditions. The total number of parking stalls after this project is complete will be 73. Also included as part of this project is the seal coating of the existing lot. The lighting of the lot will remain as is.

The footprint of the existing parking lot has remained unchanged and as a result this project has not changed the use, goals, or objectives of the property. The widened entrance will allow for proper exiting and the change in layout will allow for safer and more effective traffic flow.



EXISTING PARKING SPACES = 71
 EXISTING PARKING SPACES REMOVED FROM ALLEY = 12
 TOTAL EXISTING SPACES = 83

SITE DEMOLITION PLAN
 1"=10'



NOTE TO BIDDERS
 BEFORE BIDDING, VISIT THE PROJECT SITE AND
 SURROUNDING AREA TO VERIFY THE ACCURACY OF THE
 INFORMATION SHOWN ON THESE PLANS.

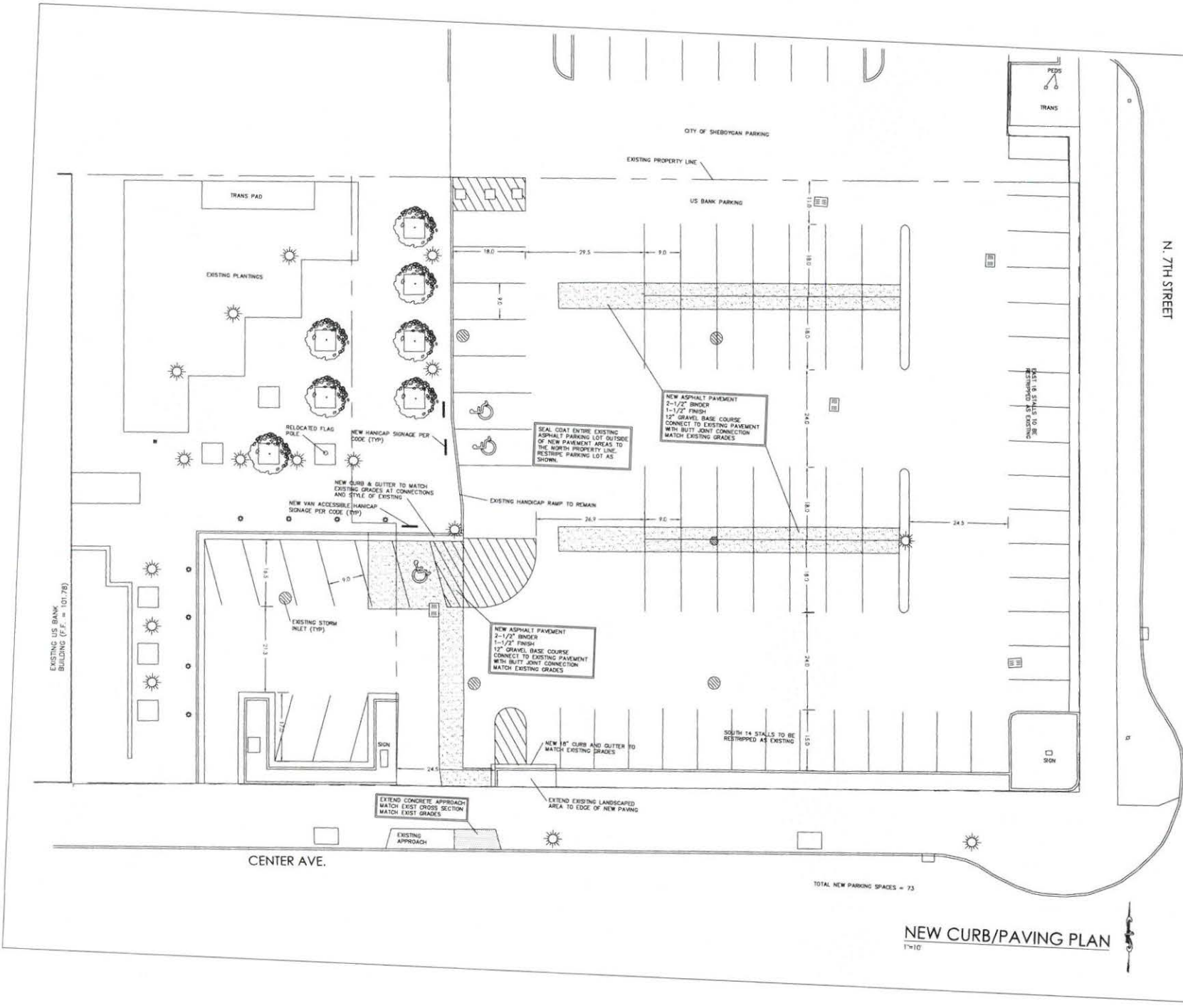
MAY 11, 2015
**PARKING LOT IMPROVEMENTS
 US BANK, SHEBOYGAN
 SHEBOYGAN, WISCONSIN**

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444

DRAWN BY: JRV
 CHECKED BY: JRV

**A
 101**

2014-78



ABACUS
ARCHITECTS



NOTE TO BIDDERS
REFER TO THE SPECIFICATIONS AND ALL
APPENDICES FOR THE COMPLETE REQUIREMENTS
FOR THE PROJECT. THE BIDDING SHALL BE FOR THE
CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

MAY 11, 2015
PARKING LOT IMPROVEMENTS
US BANK, SHEBOYGAN
SHEBOYGAN, WISCONSIN

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH: 920-452-4444

DRAWN BY: JRV

CHECKED BY: JRV

A
102

2014-78

NEW CURB/PAVING PLAN
1"=10'

TOTAL NEW PARKING SPACES = 73

N. 7TH STREET

CENTER AVE.

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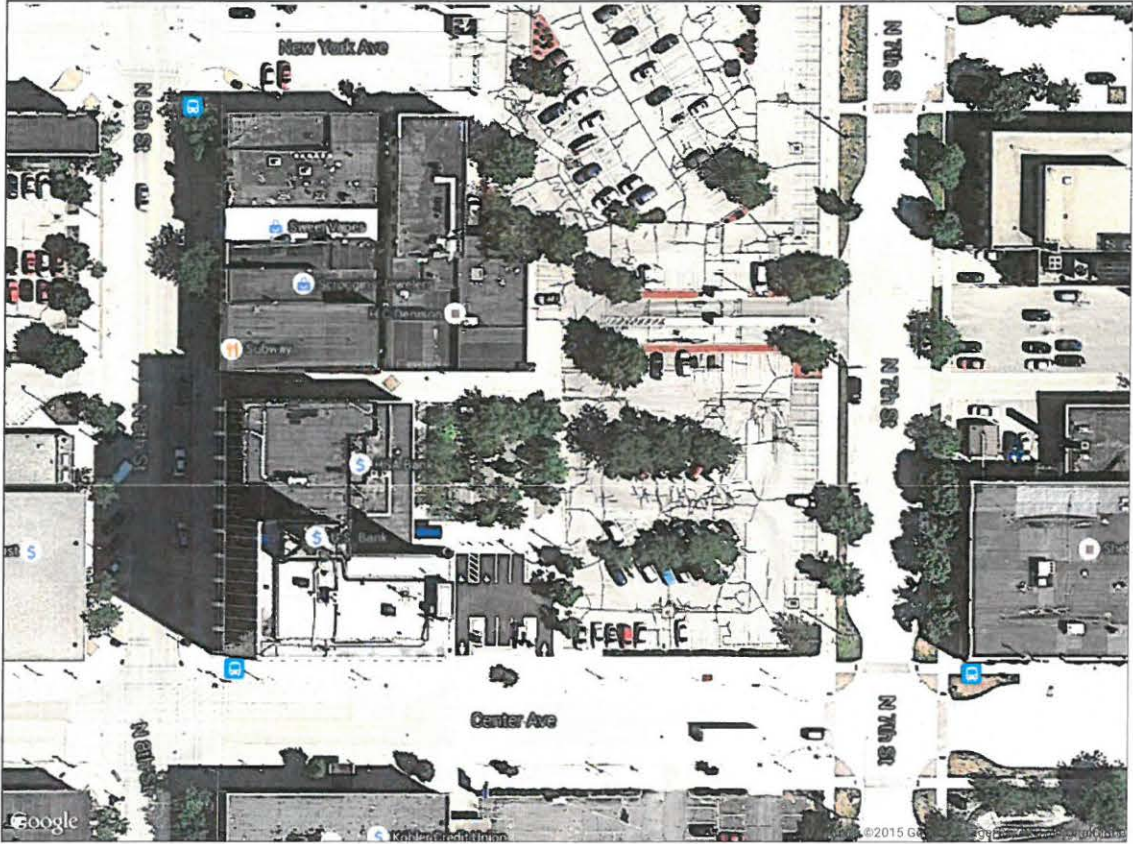
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PARCEL NO. 2028601202870
MAP NO. 22-237-0104015
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/15

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

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

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: RICK MINSTER
ADDRESS: 1409 MICHIGAN AVE E-MAIL: autodoctors@att.net
PHONE: () 920 452 6641 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Ricks Auto Doctors
ADDRESS OF PROPERTY AFFECTED: 1401 Michigan Ave *+1409 Michigan Ave*
LEGAL DESCRIPTION: _____

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

Parking lot and storage building

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

Use will remain the same. New building and parking are just improving existing infrastructure

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



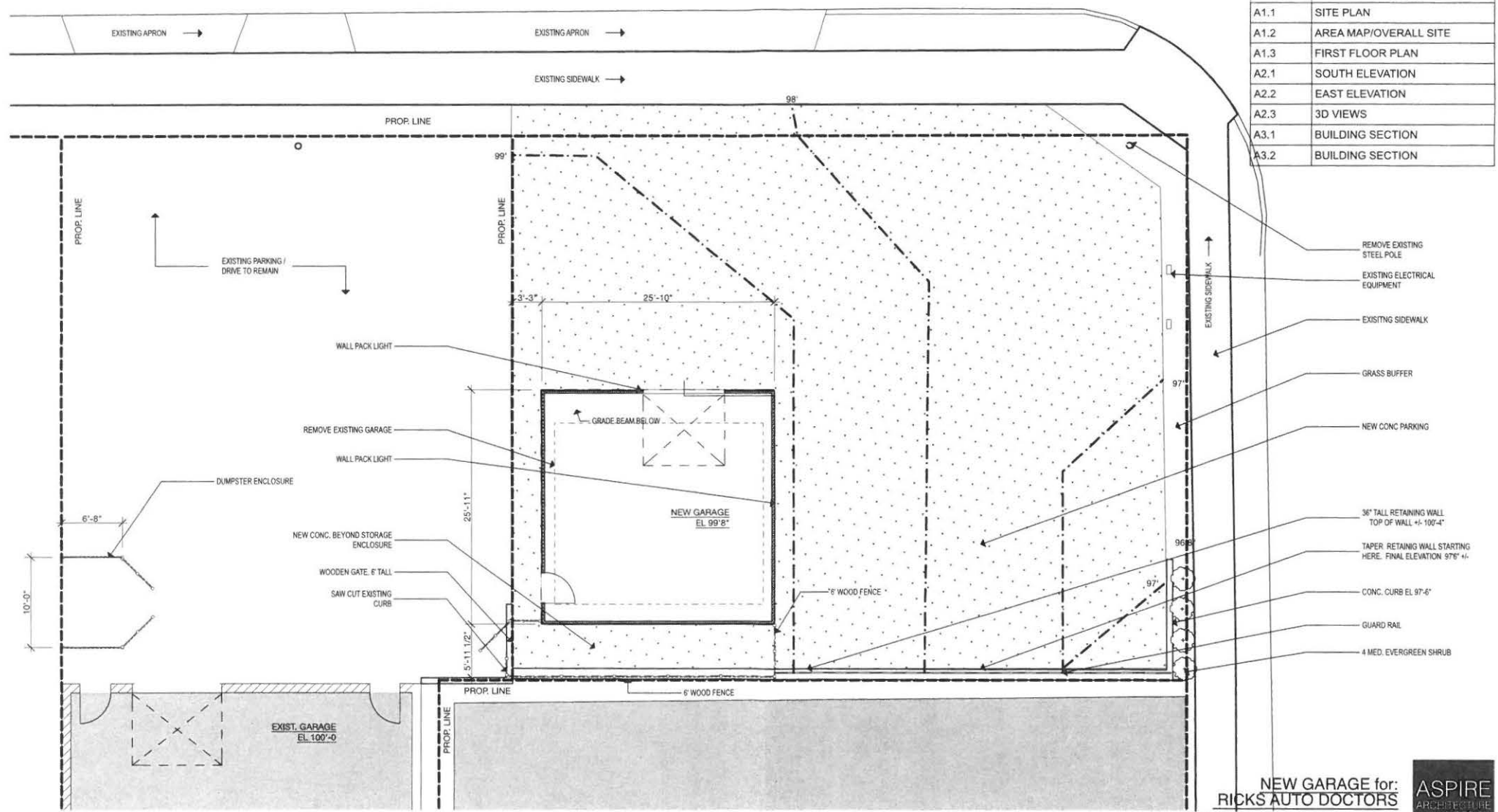
Subject: Ricks Auto Doctors

There is an existing 24 ft x 20 ft garage that is used for vehicle storage and equipment storage. It is currently in need of repair. We are proposing to raze that building and install a new 26 ft x 26 ft building in its place. This building will have a roof and mansard similar to the main auto body building. It will also have metal panel siding that will match the existing building.

Additionally, our scope of work includes creating two enclosed storage/dumpster areas which will be located behind new wooden privacy fences. One will be 10 ft x 6 ft 8 in and the other will be 5 ft x 26 ft.

The existing gravel drive will be replaced with new concrete pavement in its existing location. This will also have a retaining wall built against the south property line. This will be approx 3 ft tall at the farthest west and taper to approx one foot tall at the east. This will also have a metal guard rail installed on it. We are not proposing any new signage at this time. We will provide two exterior lights mounted on the building for occasional night lighting as needed. Existing hours will be the same, 7-6 Monday -Saturday, with occasional work being done in the evening while office is closed.

SHEET INDEX	
ID	Name
A1.1	SITE PLAN
A1.2	AREA MAP/OVERALL SITE
A1.3	FIRST FLOOR PLAN
A2.1	SOUTH ELEVATION
A2.2	EAST ELEVATION
A2.3	3D VIEWS
A3.1	BUILDING SECTION
A3.2	BUILDING SECTION



2 Site Plan
SCALE: 1" = 10'

NEW GARAGE for:
RICKS AUTO DOCTORS
1409 MICHIGAN AVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN

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

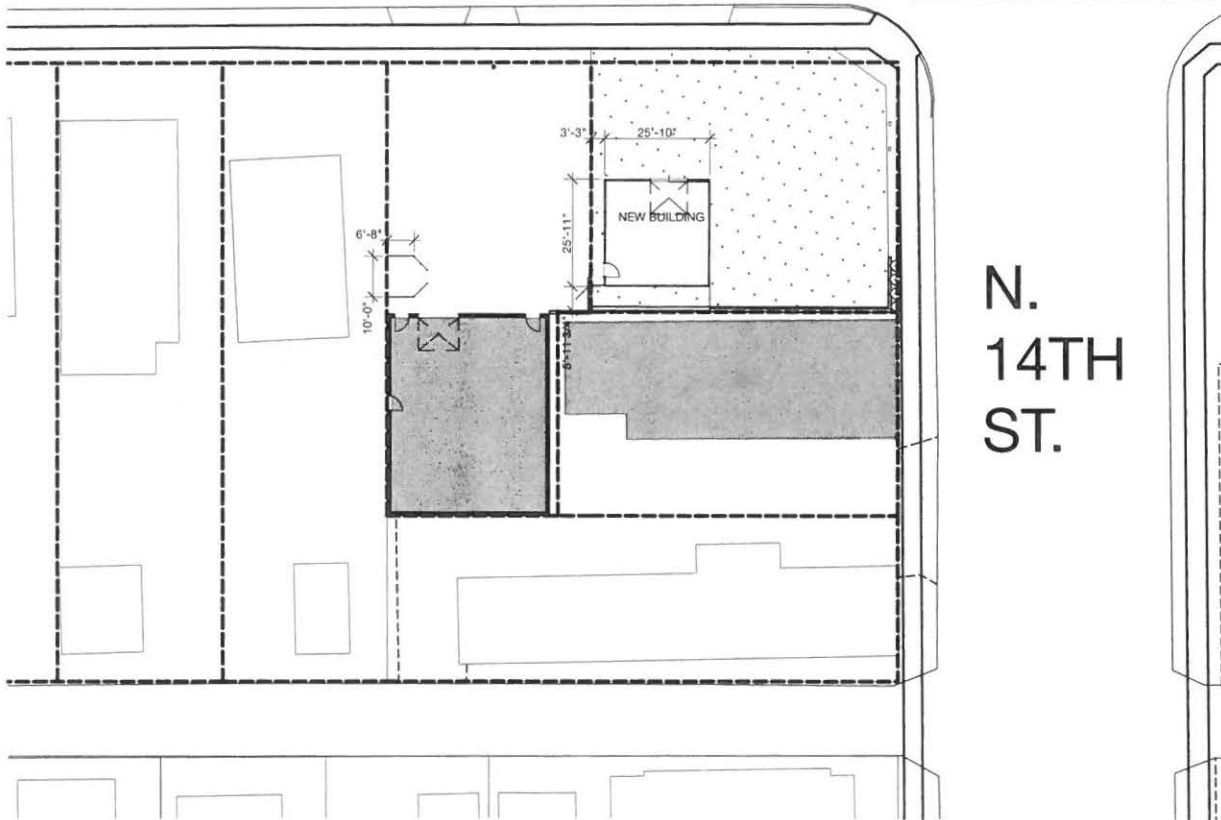
5.10.15
07-012
A1.1

Users\smmaha\Library\Mobile Documents\com-apple-CloudDocs\Aspire-Cad\07-012 Ricks Auto Doctors\GARAGE 07-012.pln
C:\717E-44-74.DWG

MICHIGAN AVE

LANDSCAPE REQUIREMENT

CENTRAL COMMERCIAL
 PAVED AREA 3,785.47 SF
 =20 PTS PER 10,000 SF
 TOTAL POINTS REQUIRED = 20



N.
14TH
ST.

1 Overall Site Plan
 SCALE: 1" = 30'



2 AREA MAP
 SCALE: 1" = 200'

BUILDING DATA	
ZONING	CENTRAL COMMERCIAL
REQUIRED SETBACK FRONT	0
PROVIDED SETBACK FRONT	20'
REQUIRED SETBACK SIDE	0
PROVIDED SETBACK SIDE	36"
REQUIRED SETBACK BACK	0
PROVIDED SETBACK BACK	N/A
BUILDING TYPE	VB UNSPRINKLERED
BUILDING USE	S
ALLOWABLE AREA	9000
ALLOWABLE PROVIDED AREA	0
1ST FLOOR EXISTING	6,764
1ST FLOOR ADDITION	0
2ND FLOOR EXISTING	0
2ND FLOOR ADDITION	0
TOTAL EXISTING	6,764
TOTAL ADDITION	0
TOTAL BUILDING SIZE NEW	674

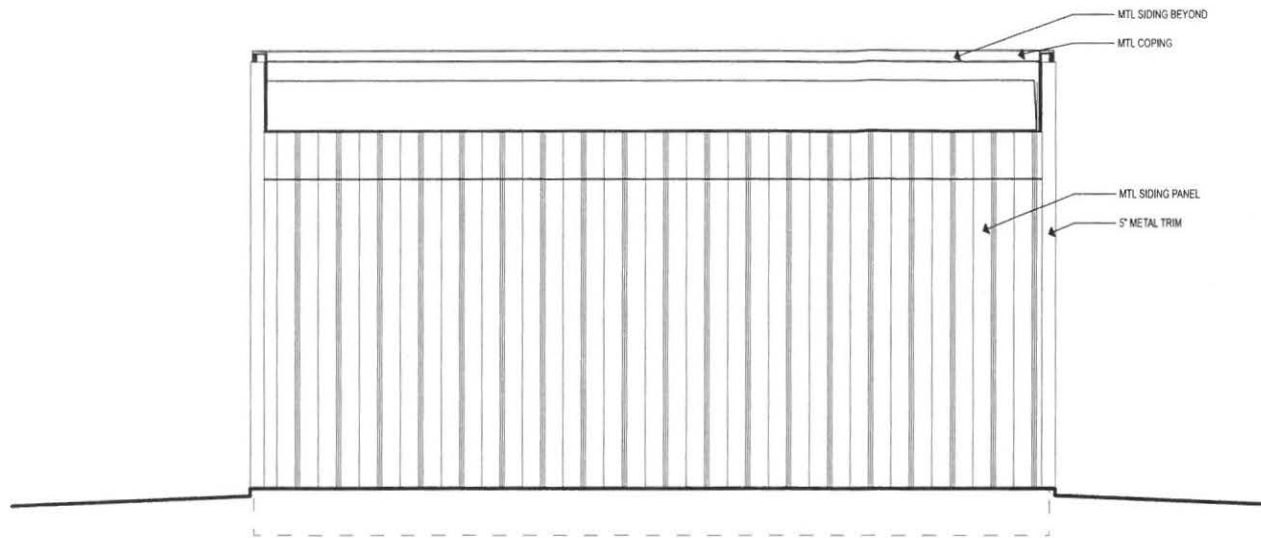
NEW GARAGE for:
RICKS AUTO DOCTORS
 1409 MICHIGAN AVE SHEBOYGAN WI 53081



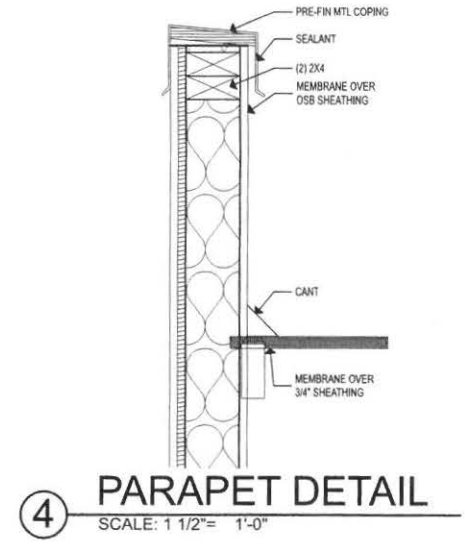
ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com

5.10.15
 07-012
A1.2

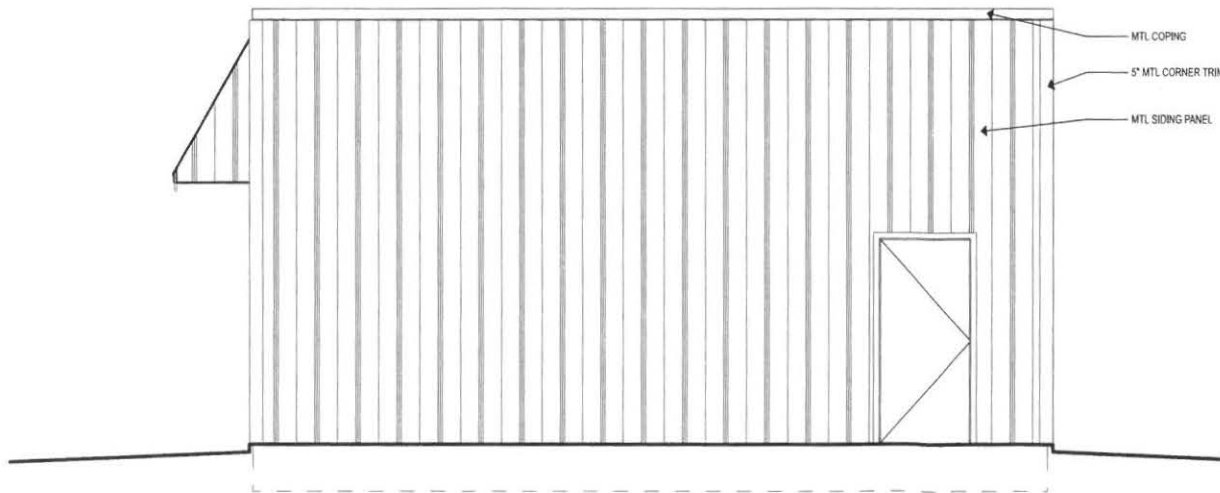
/Users/smmatula/Library/Mobile Documents/com~apple~CloudDocs/Aspire-Cad/07-012 Ricks Auto Doctors/GARAGE 07-012.pln
 07-012-A1.2.dwg



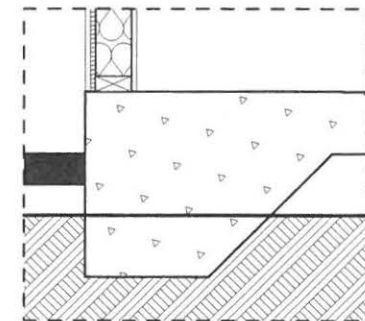
① South Elevation
SCALE: 1/4" = 1'-0"



④ PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



② West Elevation
SCALE: 1/4" = 1'-0"



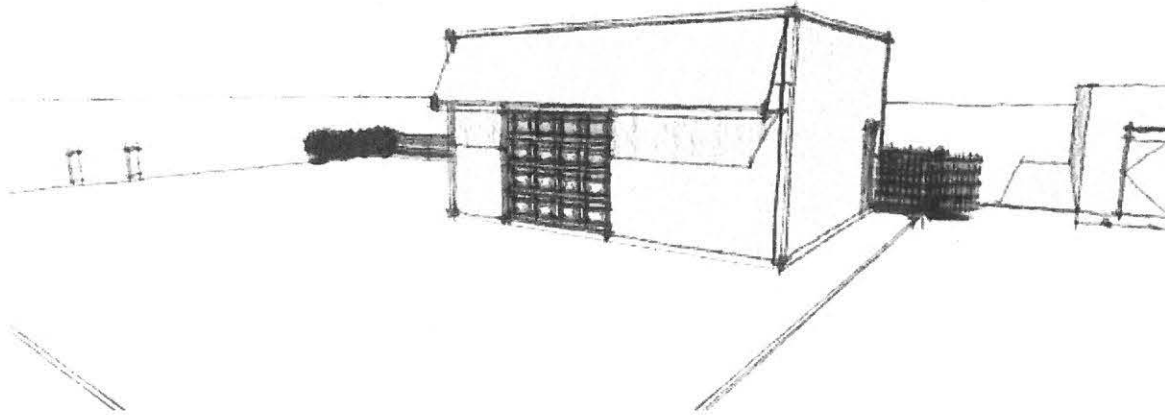
③ DETAIL
SCALE: 1" = 1'-0"

NEW GARAGE for:
RICKS AUTO DOCTORS
1409 MICHIGAN AVE SHEBOYGAN WI 53081

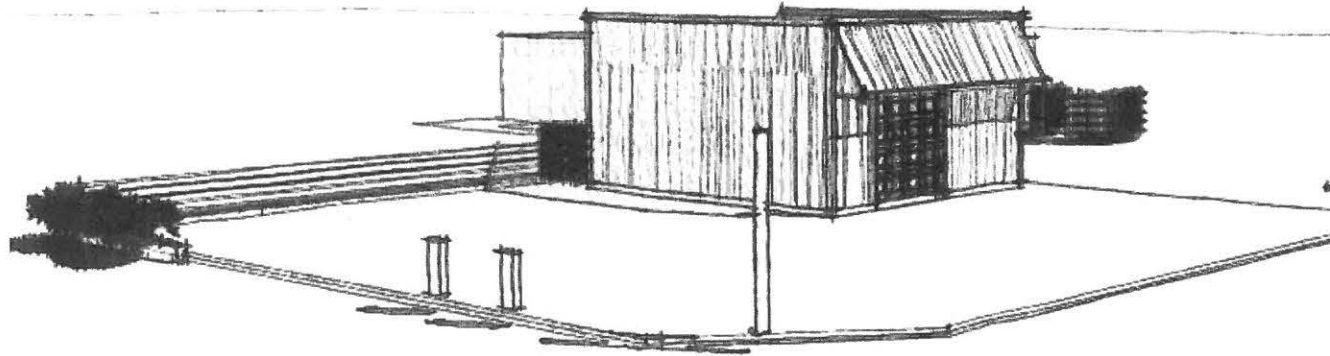
ASPIRE ARCHITECTURE & DESIGN, LLC
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920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



5.10.15
07-012
A2.2



② VIEW FROM EXISTING DRIVE



① EXTERIOR VIEW FROM CORNER

NEW GARAGE for:
RICKS AUTO DOCTORS
1409 MICHIGAN AVE SHEBOYGAN WI 53081

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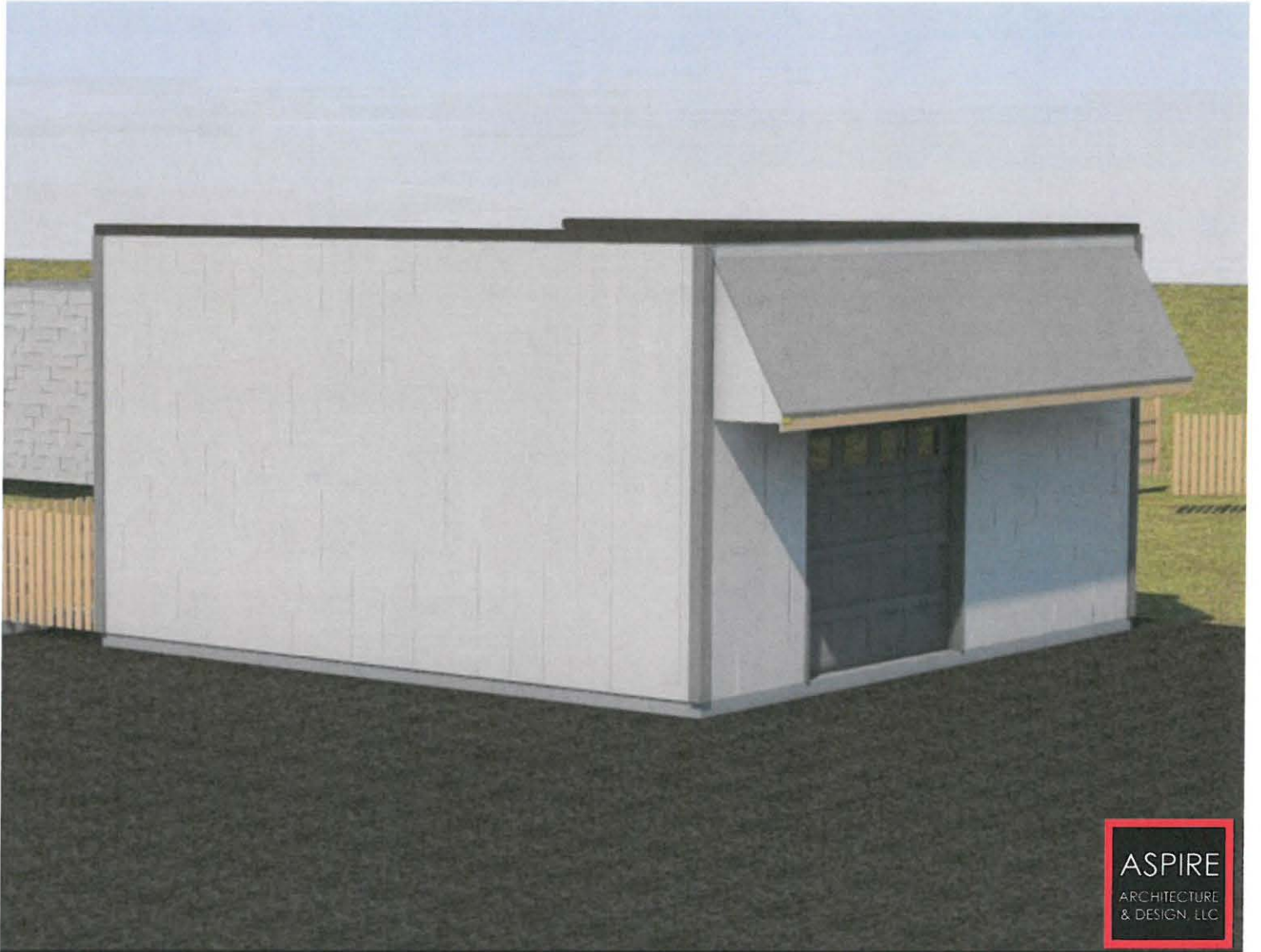
5.2.15
07-012
A2.3



ASPIRE
ARCHITECTURE
& DESIGN, LLC

NEW GARAGE

RICKS AUTO DOCTORS



ASPIRE
ARCHITECTURE
& DESIGN, LLC

NEW GARAGE

RICKS AUTO DOCTORS



VIEW FROM STREET

RICKS AUTO DOCTORS

ASPIRE
ARCHITECTURE
& DESIGN, LLC



ASPIRE
ARCHITECTURE
& DESIGN, LLC

EXISTING BUILDING

RICKS AUTO DOCTORS



EXISTING PARKING LOT

RICKS AUTO DOCTORS





GARAGE TO BE RAZED

RICKS AUTO DOCTORS



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PARCEL NO. 431075
MAP NO. _____
ZONING CLASSIFICATION: UR-12

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/26/15

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



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Mau & Associates - Steve Bieda
ADDRESS: 400 Secuty Blvd, Green Bay, WI E-MAIL: sbieda@mau-associates.com
PHONE: (920) 434-9670 FAX NO. (920) 434-9672

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Fox Croft Apartments
ADDRESS OF PROPERTY AFFECTED: 2128 Meadowland Drive Parcel # ~~888~~ 431075
LEGAL DESCRIPTION: Lot 2, Volume 24, Certified Survey Maps, Page 344, Doc. No. 1917547
Sheboygan County Records, being in the NE-NE of Section 33, T15N-R23E, City of Sheboygan
BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Vacant Land - Adjacent to existing apartment buildings

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Multi-family apartments

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: An apartment complex if a permitted conditional use in the UR Zone

MAU & ASSOCIATES-LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

400 SECURITY BOULEVARD ♦ GREEN BAY, WI 54313 ♦ PHONE (920) 434-9670 ♦ FAX (920) 434-9672

May 21, 2015

City of Sheboygan
Department of City Development
828 Center Avenue Suite 104
Sheboygan, WI 53081

RE: Northern Management LLC project submittal

Dear City Plan Commission,

Please accept this submittal for site plan approval on behalf of Northern Management, LLC. Below you will find the project details and attached you will find the associated maps.

This project is located in the Southwest corner of the City of Sheboygan off Union Avenue. The proposed development sits on 9.87 acres of vacant land. The project has access to Union Avenue via Meadowland Drive through an Ingress & Egress / Access Easement. The property slopes from South to North toward an existing drainage ditch. Adjacent to site are other apartment developments and vacant lands. The proposed development will contain six (6) apartment buildings, five (5) garages and a clubhouse. The apartment buildings are made up of one (1) eight-unit building with attached parking and five (5) sixteen-unit buildings with attached parking for a total of eighty eight (88) units. The density of the fully developed site will be 8.9 units per acre. The eight-unit building contains six (6) two-bedroom units and two (2) one-bedroom units. The sixteen-unit buildings contain twelve (12) two-bedroom units and four (4) one-bedroom units. Each unit will contain approximately 2.5 parking spaces with at least one of the spaces being in a garage. All buildings will be constructed of like materials and contain earthen tones on the exterior. The garage buildings and refuse area will also be constructed using similar materials and colors. The area adjacent to the buildings will be landscaped and additional trees planted in the open areas of the site.

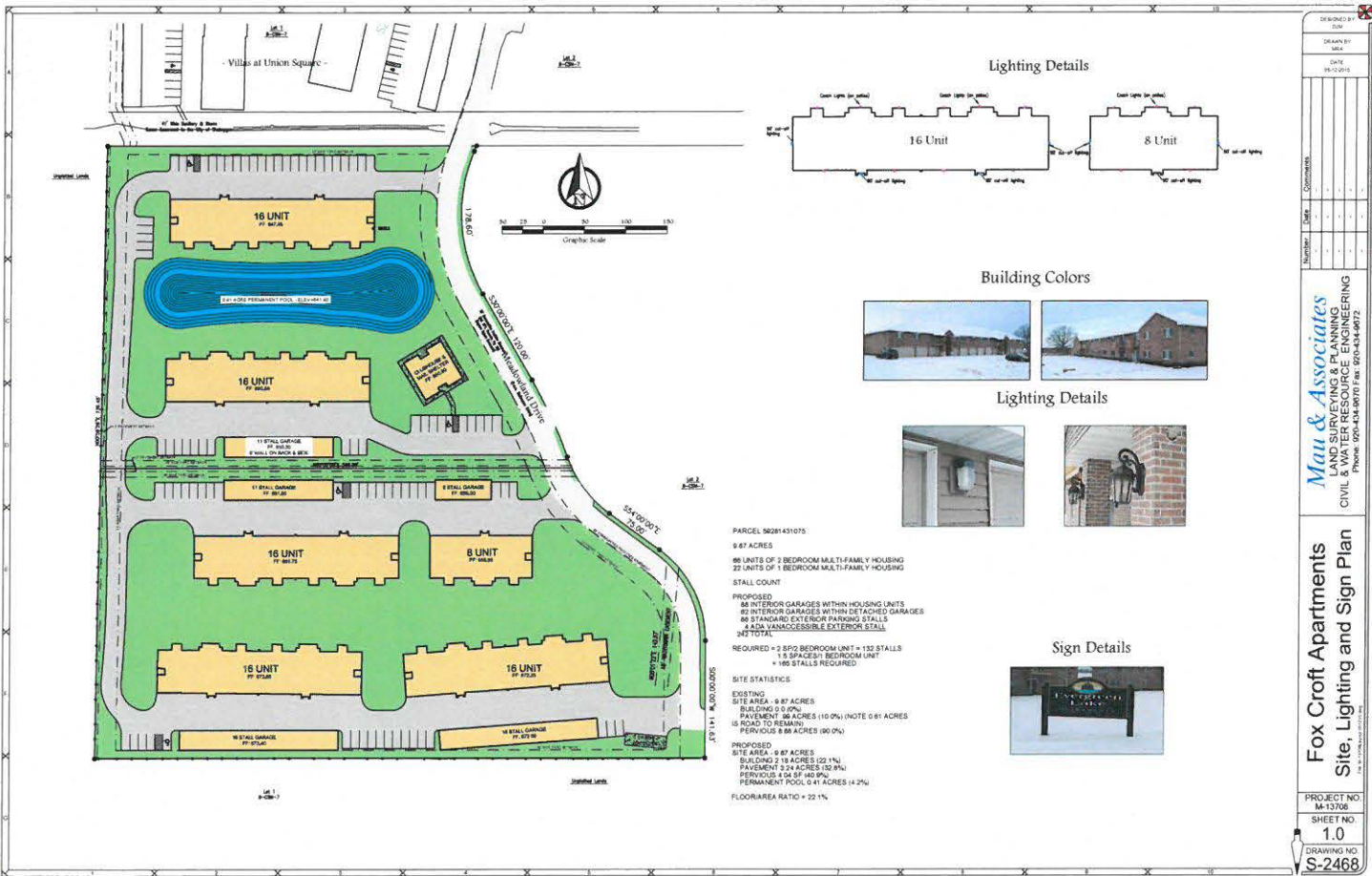
A Certified Survey map is also being proposed. This map will divide the existing Lot 2 into two lots. Dividing the existing Lot into two parcels will provide a better means of financing the project. Upon approval, they site will be built in two phases, with phase 1 being on the proposed Lot 1 and phase to be on the proposed Lot 2. A watermain easement will be placed on Lot 1 of the proposed Certified Survey Map for the benefit of the proposed Lot 2.

We are requesting a variance for the paving setback. As you will see on our site plan, paving will cross the proposed property line on the West and East sides of the properties.

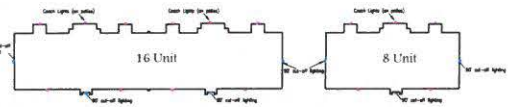
If there are any questions or concerns that could be addressed prior to the meeting, please do not hesitate to contact me directly.

Thank you

Steven M. Bieda



Lighting Details



Building Colors



Lighting Details



Sign Details



PARCEL 92291431075
 9.87 ACRES
 88 UNITS OF 2 BEDROOM MULTI-FAMILY HOUSING
 22 UNITS OF 1 BEDROOM MULTI-FAMILY HOUSING

STALL COUNT
 PROPOSED
 88 INTERIOR GARAGES WITHIN HOUSING UNITS
 88 INTERIOR GARAGES WITHIN DETACHED GARAGES
 88 STANDARD EXTERIOR PARKING STALLS
 4 ADA VANDERBILT & EXTERIOR STALL
 242 TOTAL

REQUIRED = 2 SP12 BEDROOM UNIT = 132 STALLS
 1.5 SPACES/1 BEDROOM UNIT
 = 165 STALLS REQUIRED

SITE STATISTICS
 EXISTING
 SITE AREA - 9.87 ACRES
 BUILDING 0.0 0.0%
 PAVEMENT 8.6 ACRES (110.0%) (NOTE 0.81 ACRES
 IS ROAD TO REMAIN)
 PERVIOUS 8.8 ACRES (89.0%)

PROPOSED
 SITE AREA - 9.87 ACRES
 BUILDING 2.14 ACRES (21.1%)
 PAVEMENT 2.24 ACRES (22.8%)
 PERVIOUS 4.64 ACRES (47.0%)
 PERMANENT POOL 0.41 ACRES (4.2%)

FLOORAREA RATIO = 22.1%

DESIGNED BY	DATE	REVISION	DATE
MADE BY	DATE		
CHECKED BY	DATE		
APPROVED BY	DATE		

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 678-434-9970 Fax: 678-434-9972

Fox Croft Apartments
 Site, Lighting and Sign Plan

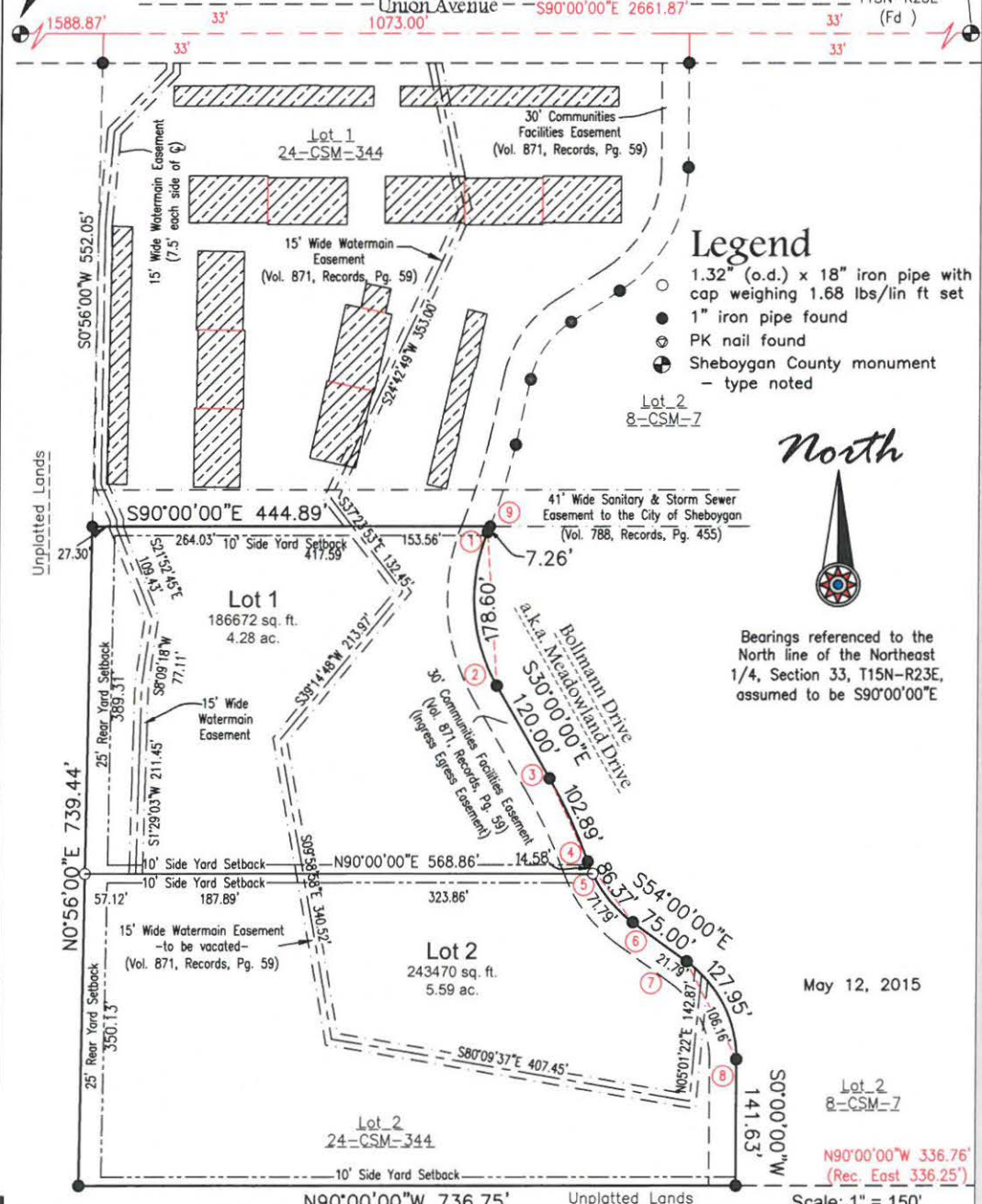
PROJECT NO. M-13706
 SHEET NO. 1.0
 DRAWING NO. S-2468

Certified Survey Map

All of Lot 2, Volume 24, Certified Survey Maps, Page 344, Document No. 1917547, Sheboygan County Records, said lot being located in part of the NE 1/4 of the NE 1/4, Section 33, T15N-R23E, City of Sheboygan, Sheboygan County, Wisconsin

North 1/4 Corner
Section 33,
T15N-R23E
(Fd)

NE Corner
Section 33,
T15N-R23E
(Fd)



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ PK nail found
- ⊕ Sheboygan County monument - type noted



Bearings referenced to the North line of the Northeast 1/4, Section 33, T15N-R23E, assumed to be S90°00'00"E

May 12, 2015

Lot 2
8-CSM-7

N90°00'00"W 336.76'
(Rec. East 336.25')

Client: Robert Mangen
Tax Parcel: 59281431075
Drafted By: MRA
File: M-13708CSM 051215.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Scale: 1" = 150'
Sheet One of Three
Project No.: M-13708
Drawing No.: L-9223