

*****ATTACHMENTS*****

PARCEL NO. 321310
MAP NO. 23 454 002
ZONING CLASSIFICATION: PPUD

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 5/12/15

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

pl

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: LJM Architects, Inc.

ADDRESS: 813 Riverfront Drive, Sheboygan, WI 53081 E-MAIL: ljm@excel.net

PHONE: (920) 458-4800 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Blue Harbor Resort

ADDRESS OF PROPERTY AFFECTED: 725 Blue Harbor Drive

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Resort Hotel and convention center

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

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

Blue Harbor Resort Spa and Conference Center

Overview of Outdoor Pool Deck Expansion and Explanation of Need

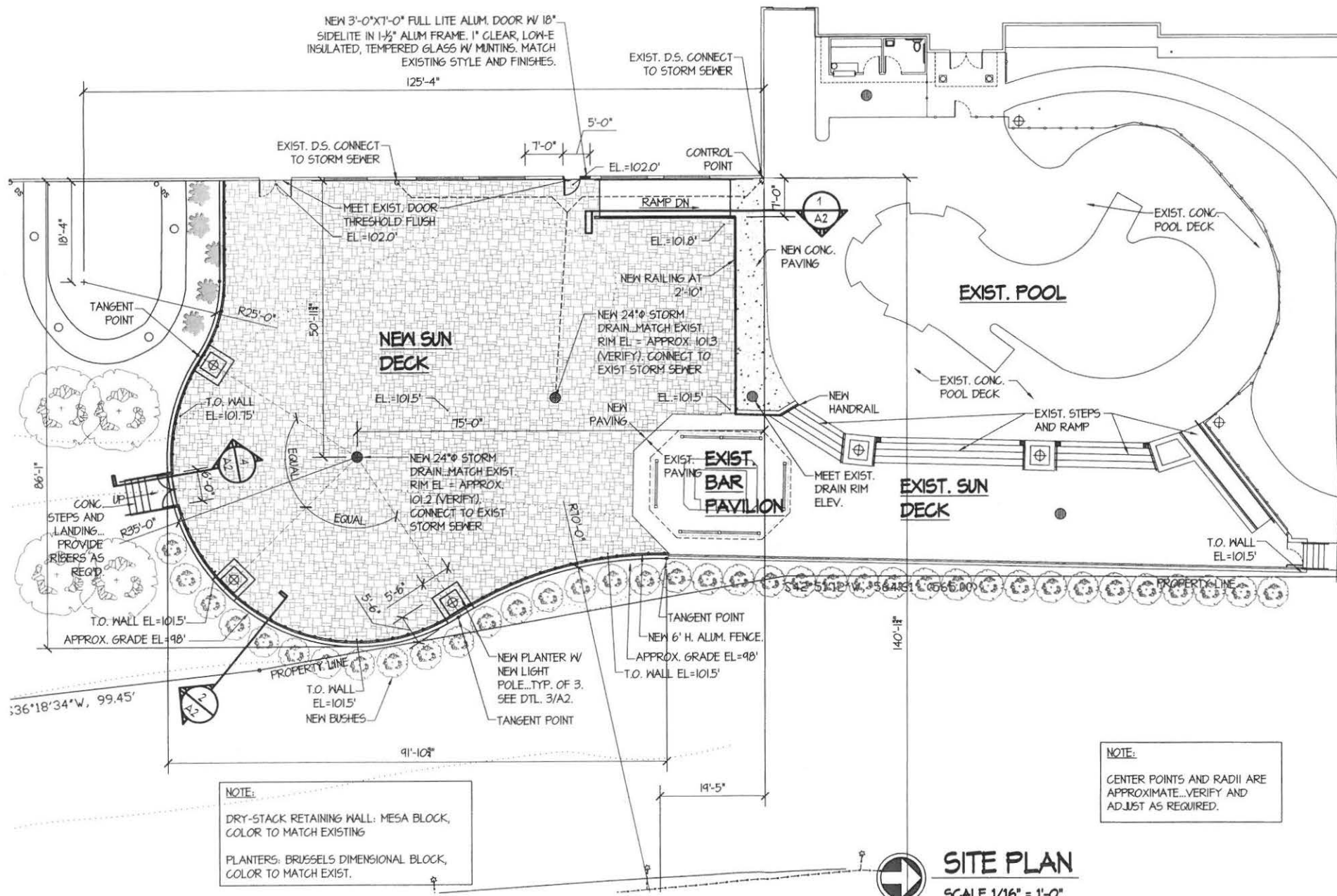
During the past three years, occupancy at the resort has risen dramatically, increasing 20 occupancy points. The original outdoor pool deck was expanded in 2012. Our existing occupancy demand along with estimates of the future make another expansion necessary to adequately serve guests, ensure proper service and maintain our high level of repeat guest percentages.

The project will expand the deck to the South on property leased by the resort toward the Blue Harbor Condominiums. This new finished space will occupy the area bounded by the existing deck on the North, approximately 3 feet from the property line on the east, the outdoor sections of the water park tube slide on the south and connect via an existing doorway to the water park on the west.

Along the lake side of the deck we will install new outdoor private cabanas, enhancing our guest service delivery and providing an additional revenue stream. We also plan to show movies on the lake side of the water park exterior wall which will be free to guests and any public using the public lakefront walking trails.

This new work will match the previously approved expansion in both look and elevation. The same color of stamped concrete will be used on the deck, the same fencing will be used and the same stone on the retaining wall will make it appear that this project was completed simultaneously with the 2012 approved expansion.

We would appreciate the Planning Commission's support of our need to complete this project as soon as possible.



NEW 3'-0"X7'-0" FULL LITE ALUM. DOOR W/ 18" SIDELITE IN 1 1/2" ALUM. FRAME. 1" CLEAR, LOW-E INSULATED, TEMPERED GLASS W/ MUNTINS. MATCH EXISTING STYLE AND FINISHES.

NOTE:
 DRY-STACK RETAINING WALL: MESA BLOCK, COLOR TO MATCH EXISTING
 PLANTERS: BRUSSELS DIMENSIONAL BLOCK, COLOR TO MATCH EXIST.

NOTE:
 CENTER POINTS AND RADII ARE APPROXIMATE...VERIFY AND ADJUST AS REQUIRED.

SITE PLAN
 SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Riverfront Drive
 Sheboygan, WI 53081
 Phone (920) 438-4800 Fax (920) 438-1485

**BLUE HARBOR RESORT
 POOL DECK EXPANSION**
 725 BLUE HARBOR DRIVE
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
JA

CHECKED BY
EJ


DATE
02-23-16

PROJECT NO.
1437

SHEET NO.

A1

NO.	REVISIONS	DATE


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

BLUE HARBOR RESORT
POOL DECK EXPANSION
 725 BLUE HARBOR DRIVE
 SHEBOYGAN, WI 53081

SHEET TITLE

DRAWN BY
JA

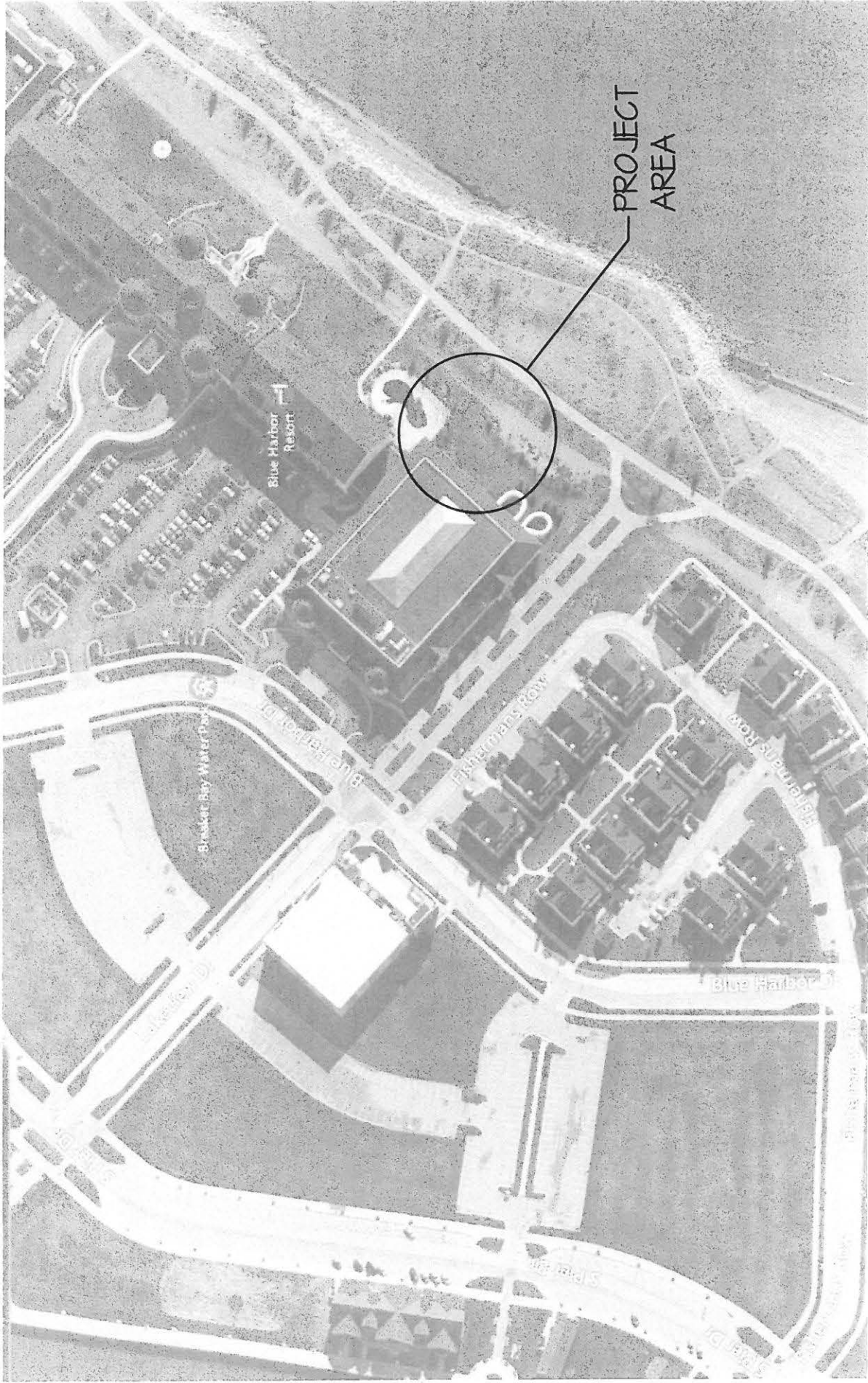
CHECKED BY
DJ

DATE
02-23-16

PROJECT NO.
1437

SHEET NO.

C1




SITE PLAN
 SCALE 1" = 100'-0"







PARCEL NO. 629510
MAP NO. 15/26005
ZONING CLASSIFICATION: UC

Office Use Only
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CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
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Revised May 2012

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1. APPLICANT INFORMATION

APPLICANT: James Fergades / Dave Fergades
ADDRESS: 2225 N 38th St. Sheboygan WI E-MAIL: Madeuscream@att.net
PHONE: (920) 207-0329 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Splatterhaus Haunted House
ADDRESS OF PROPERTY AFFECTED: 2022 North Ave. Sheboygan
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Parking Lot

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Haunted House open from Sept. 25th thru Oct 31st (See attached (Splatterhaus site Proposal))

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

Splatterhaus Site Proposal

Splatterhaus haunted house has been in business for 17 years in the Sheboygan area. Our permit is for the use of the parking lot located at 2022 North Ave. in Sheboygan. We are planning on building our attraction in multiple dry van semi trailers. This will allow us the ability to utilize existing parking lots for our short operating season.

The trailers would be set up in such a manner to allow for a continues path of movement through all three trailers. (See attached trailer layout)

A façade on the first trailer will give the attraction the look of a permanent structure. (See attached for facade)

The entire trailer setup will be surrounded by 6ft high chain link fence for security. Portable bathrooms will be located next to the fence as indicated on the trailer layout. The small size of this type of an attraction allows for optimal safety of customers and absolutely no adverse effects on the existing property, when the season is over the attraction is gone.

The dates and hours of operation we are proposing for 2015 are as follows:

Move trailers to site: Sept. 15th

Operate the attraction Fridays and Saturdays Sept. 25th thru Oct. 31st

The attraction would be open from 6:30 P.M. till 12:00 A.M.

Anyone entering the attraction after 10:30 P.M. would need to show a valid WI. I.D.

For proof of age

Move trailers from site Nov. 15th

The proposed site located at 2022 North Ave. in Sheboygan has approximately 170 parking stalls and separate enter and exit drives.

We would like to utilize the existing letter board sign located at the front of the property.

In order to submit a conditional use permit application on property you do not own at 2022 North Avenue a written authorization letter will need to be included in your application from the owner. Therefore, a letter from the owner must accompany the application submittal (Staff may not act on an application without the owner's consent). The letter shall be signed and dated and could be written as follows:

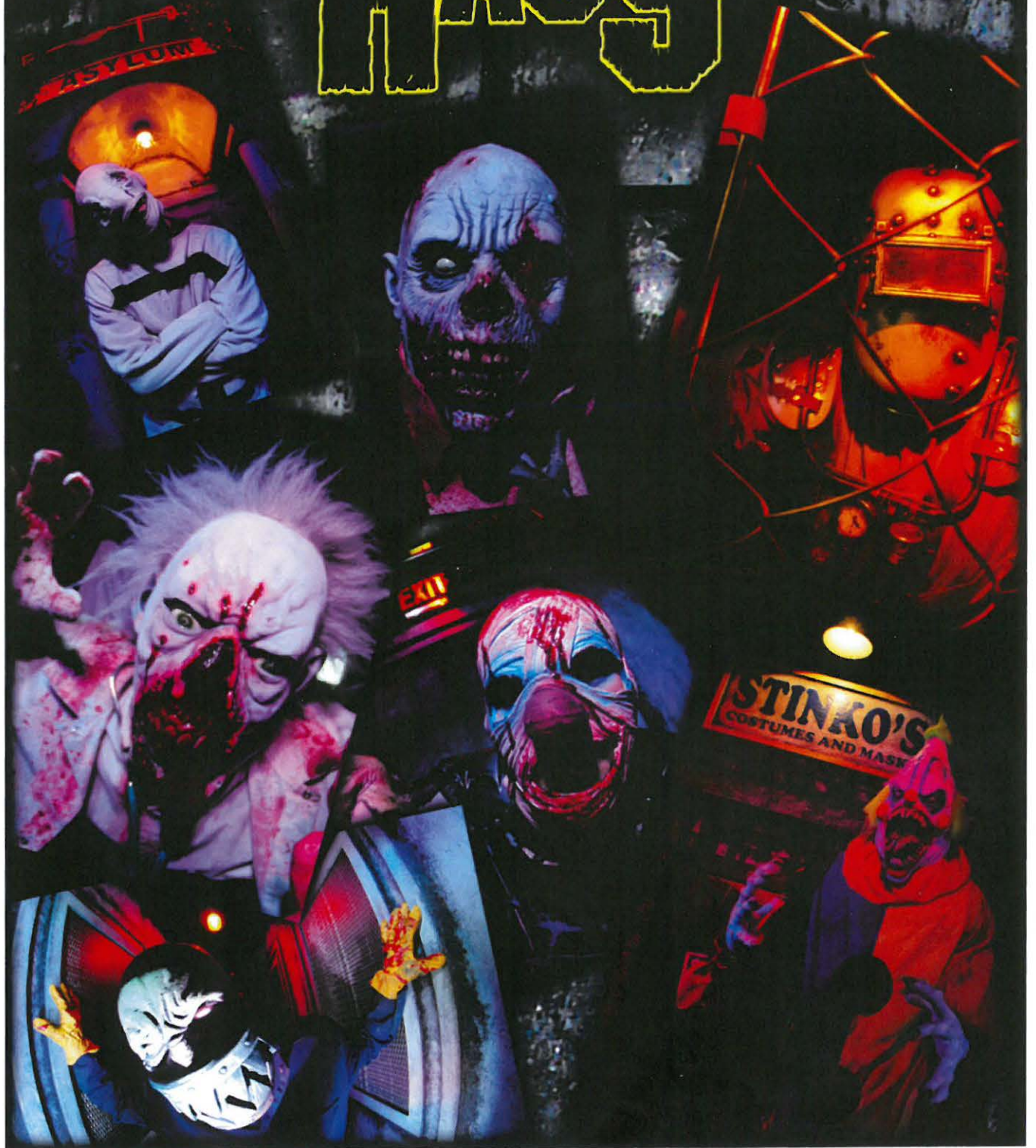
I, James D Martz (owner),

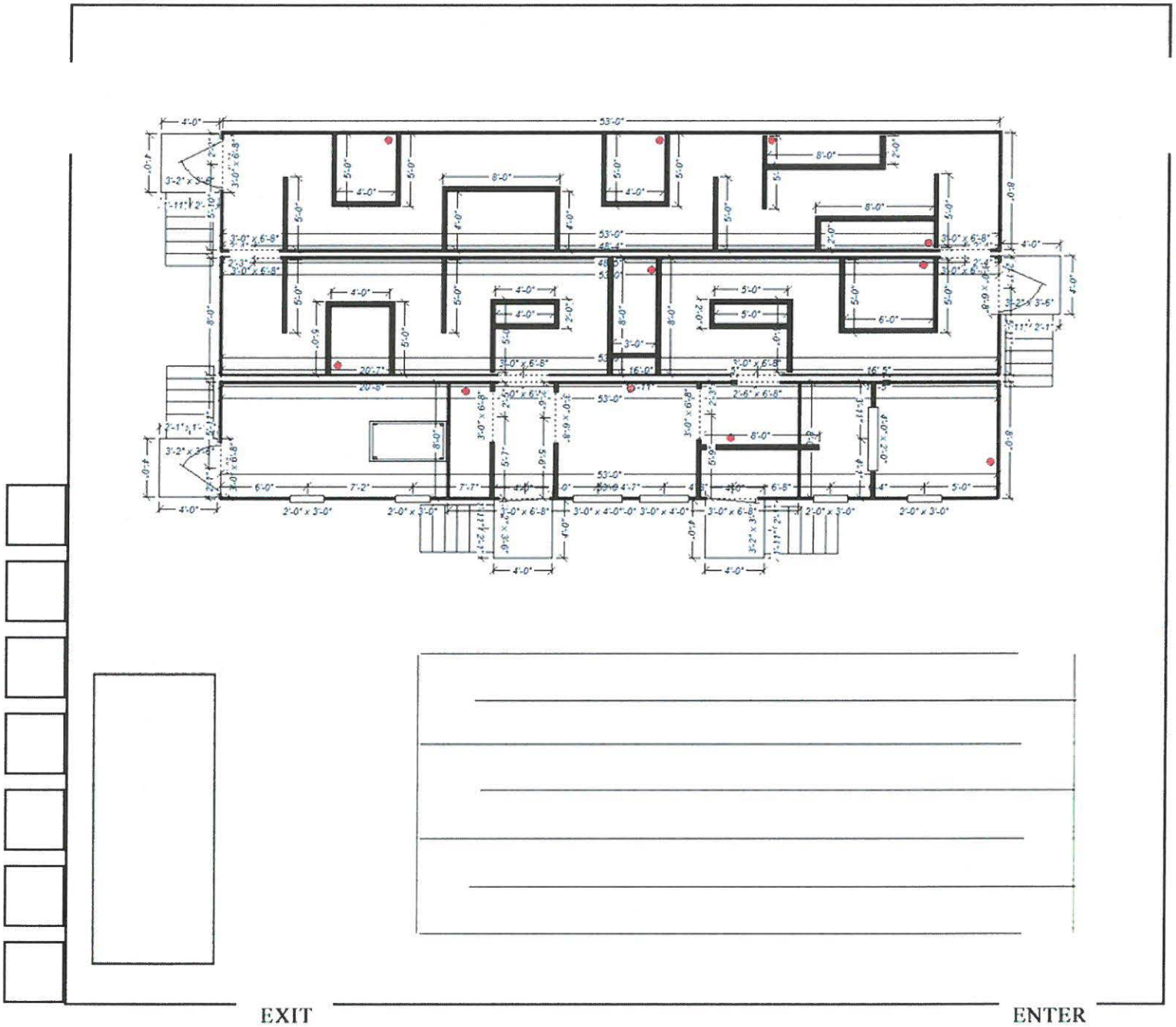
authorize James Fergades / Dave Fergades (tenant)

to submit a conditional use permit application to operate a
Haunted House business on my
property located at 2022 North Avenue.

James D Martz 4-28-15
Name Date

SPLATTER HAUS



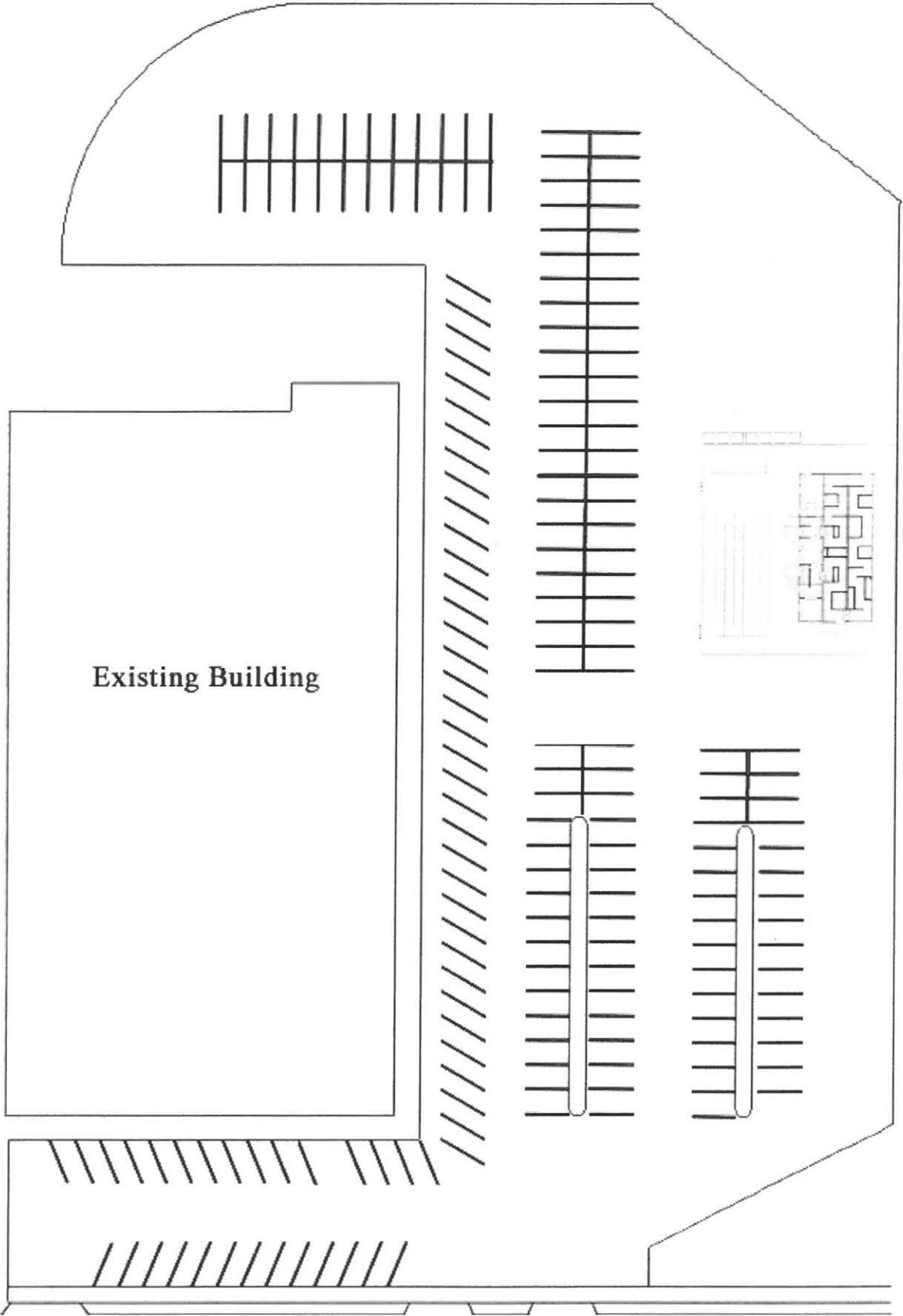


☐ = Bathrooms

◆ = Fire Extinguisher

Scale: 1" = 10ft.

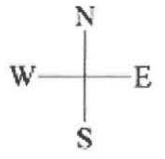
2015 Trailer Layout

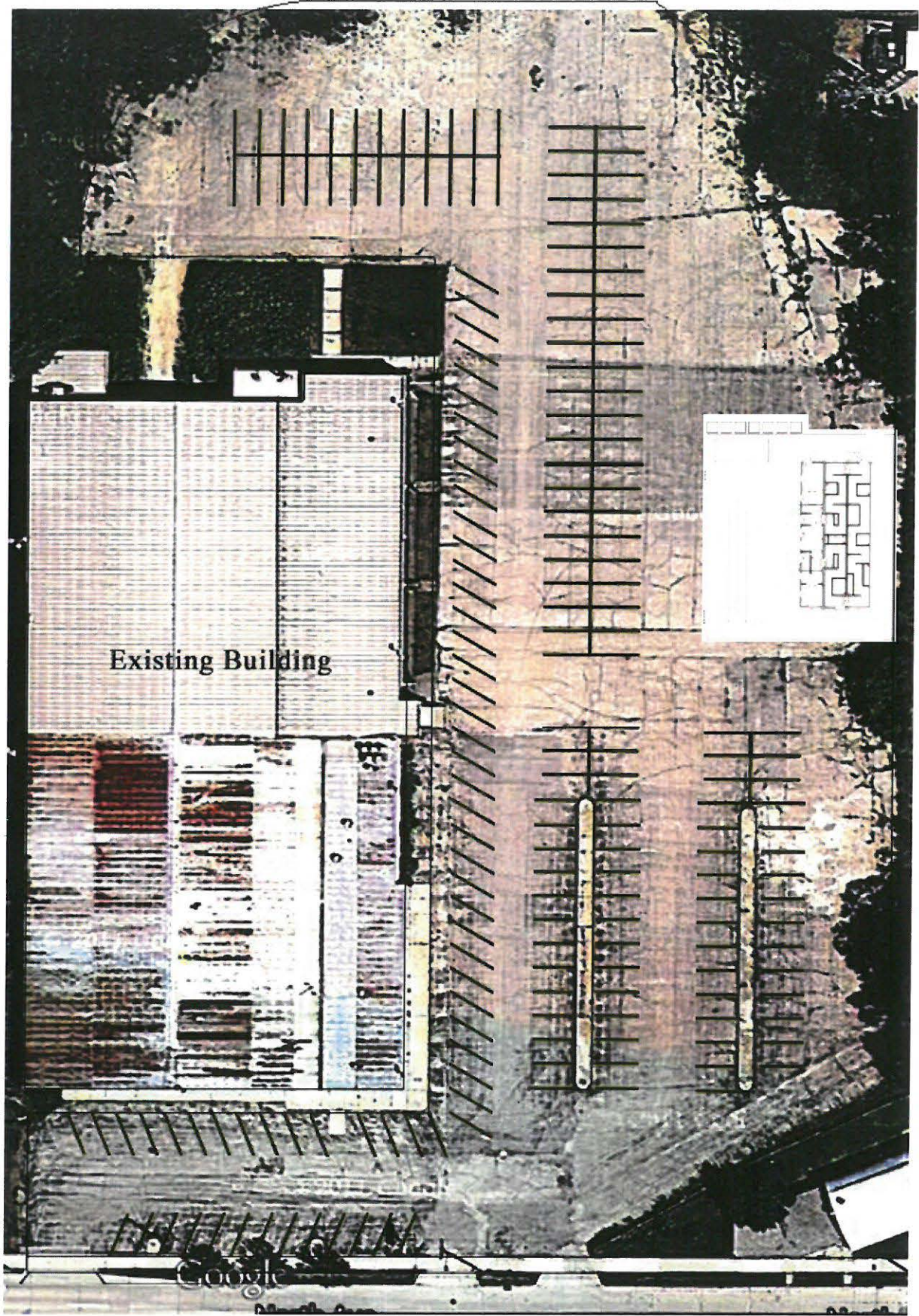


Existing Building

Scale: 1" = 50ft.

2022 North Ave.



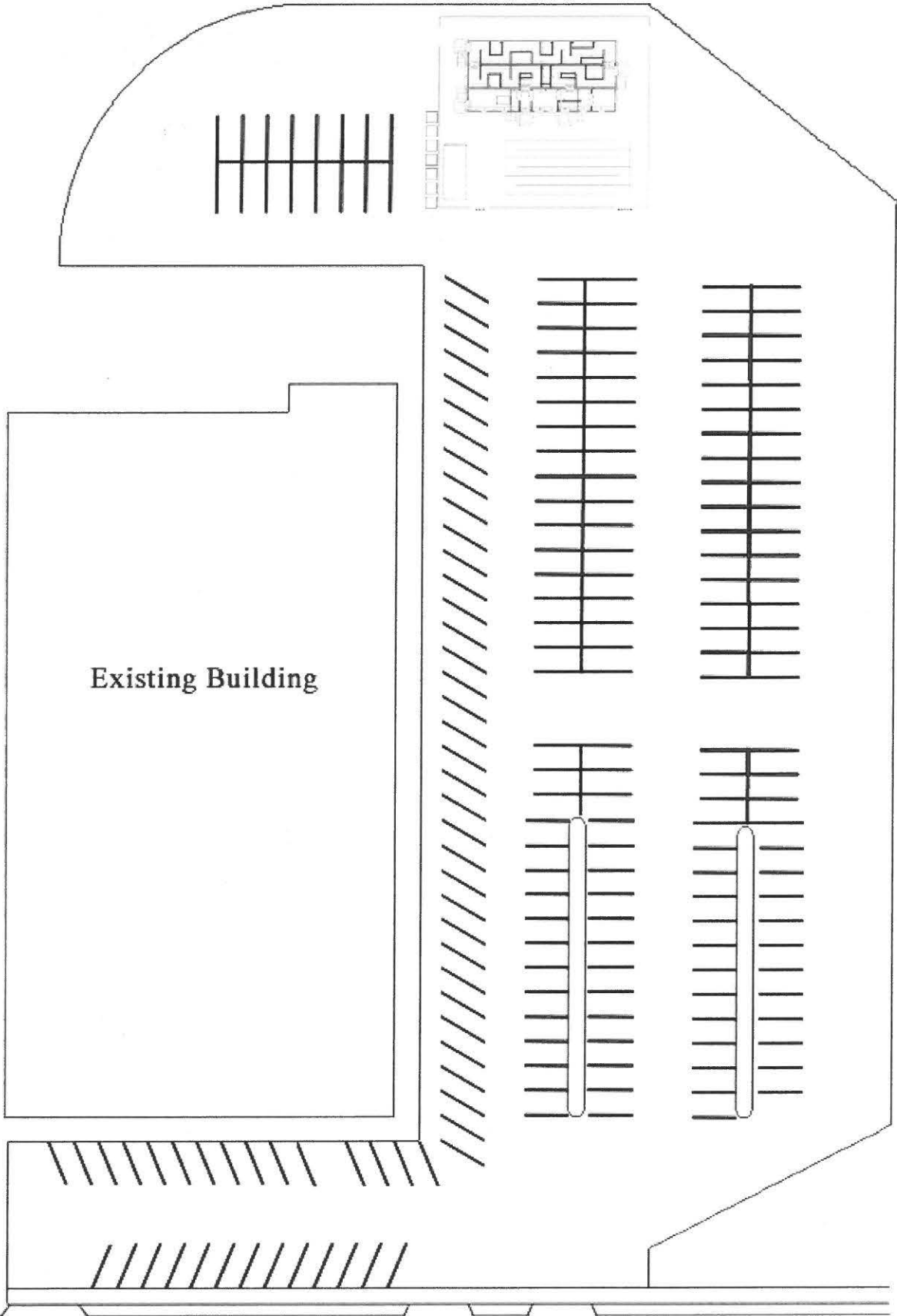


Existing Building

Scale: 1" = 50ft.

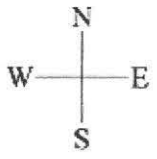
2022 North Ave.

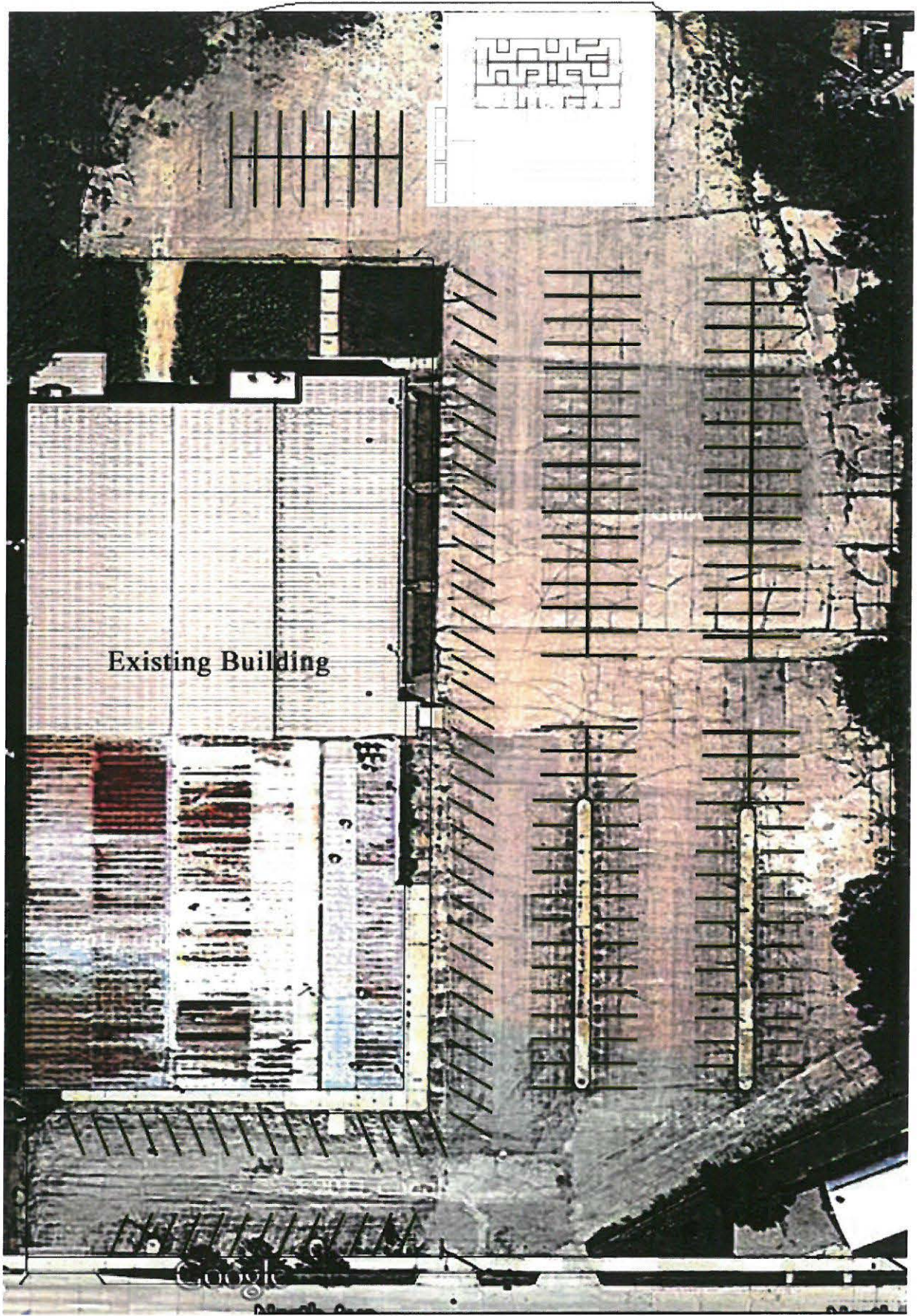




Scale: 1" = 50ft.

2022 North Ave.

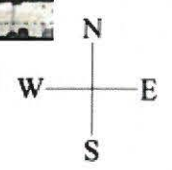




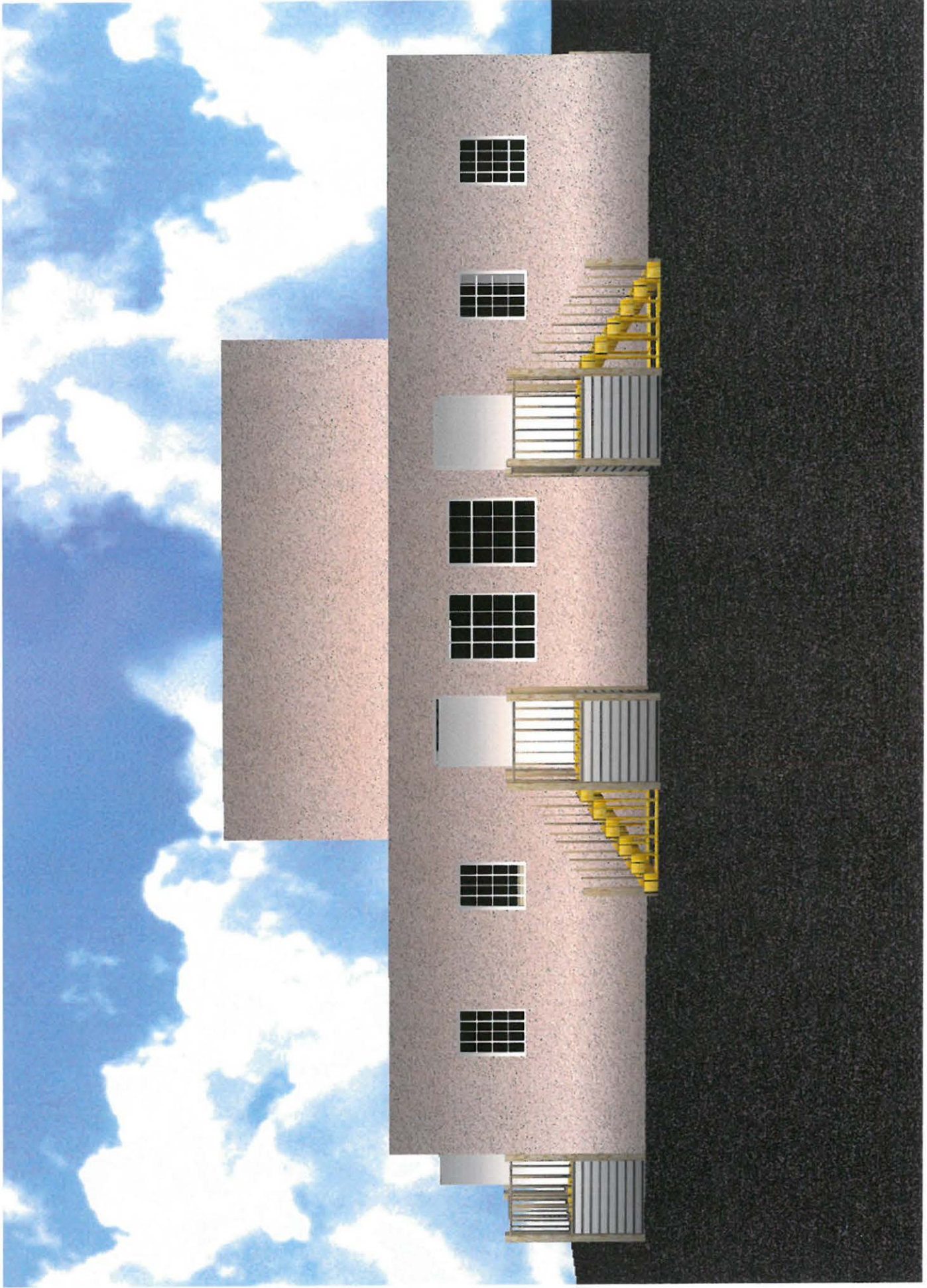
Existing Building

Scale: 1" = 50ft.

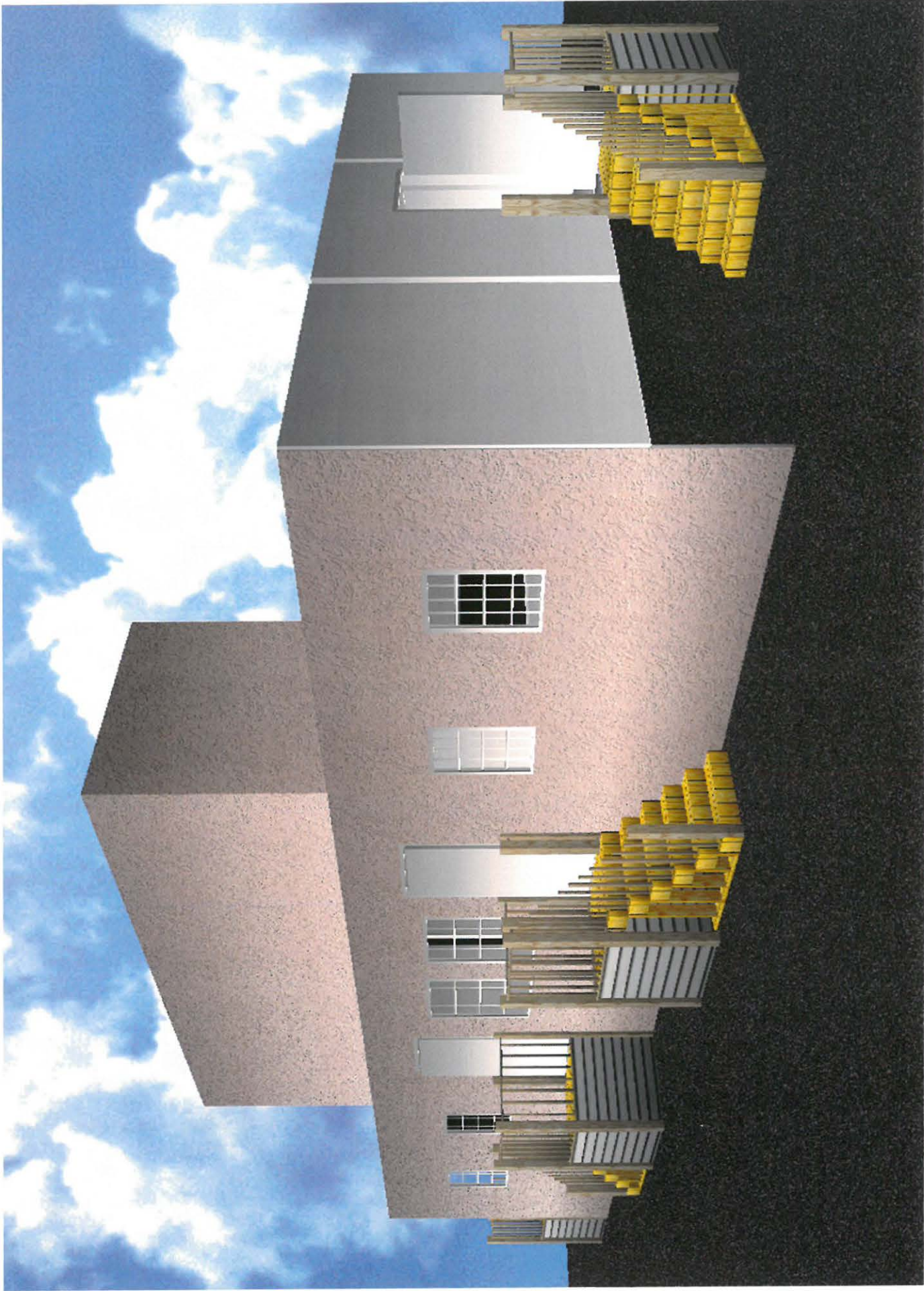
2022 North Ave.







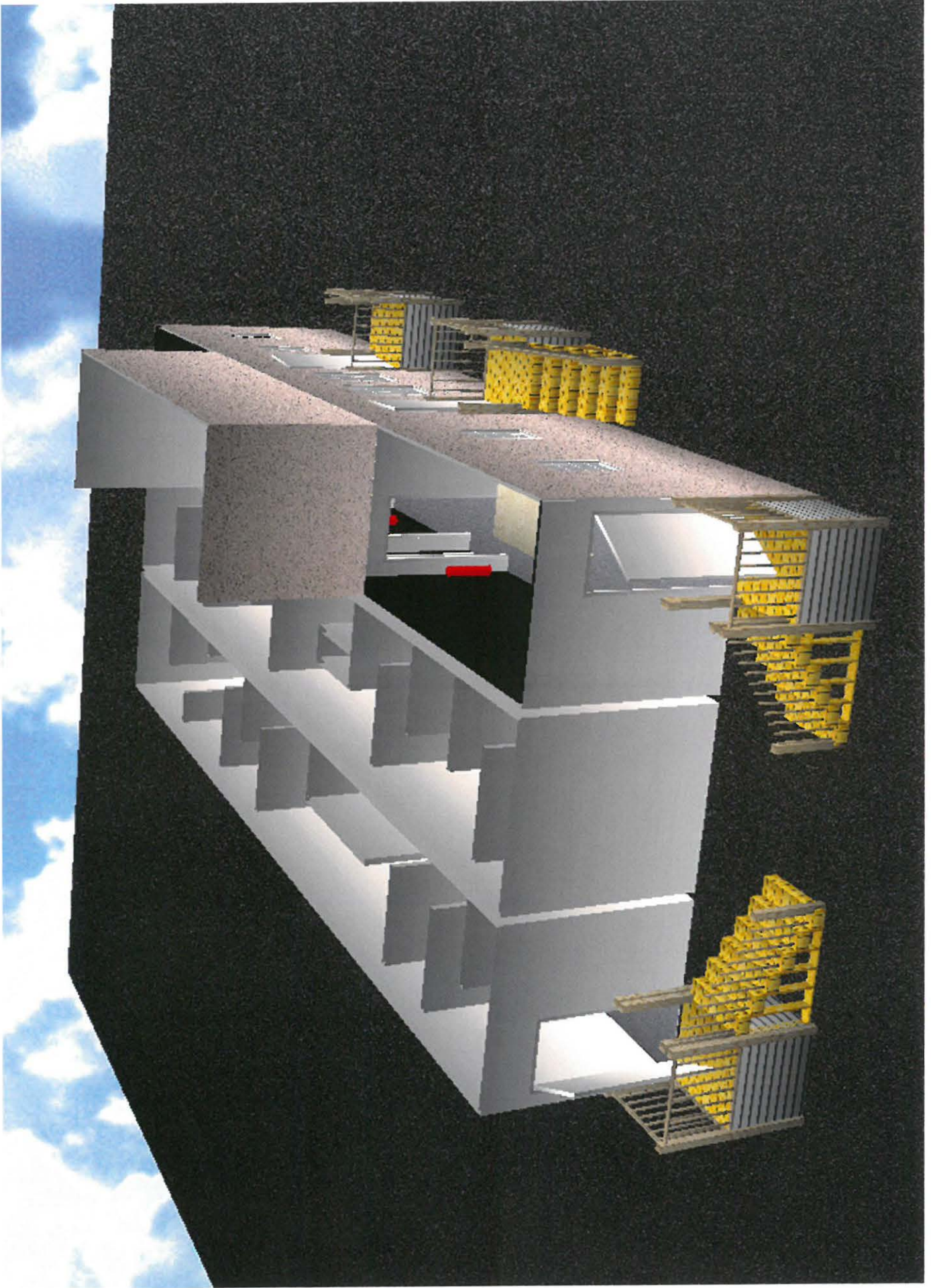
Splatterhaus 2015 3D Render-1



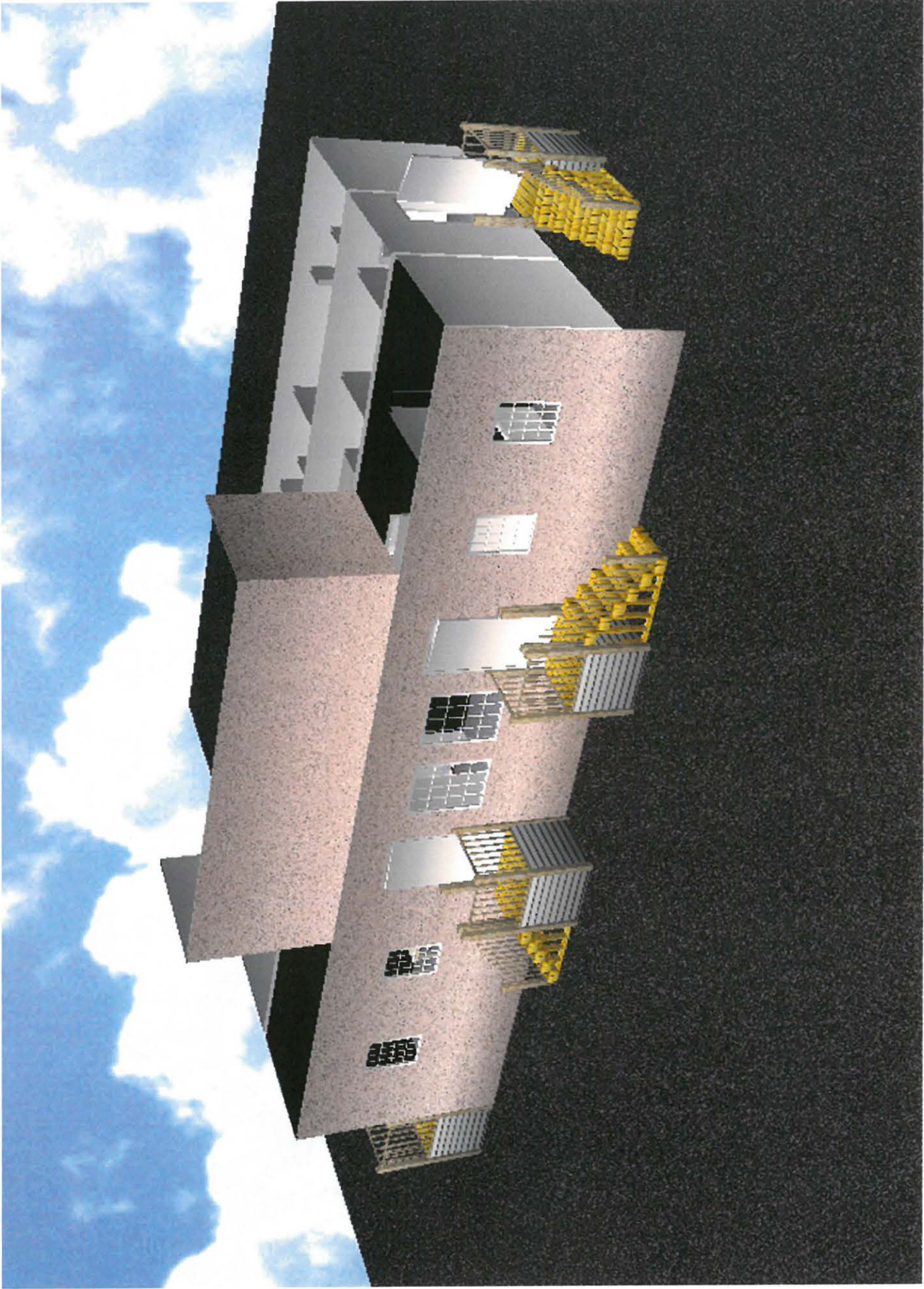
Splatterhaus 2015 3D Render-2



Splatterhaus 2015 3D Render-3



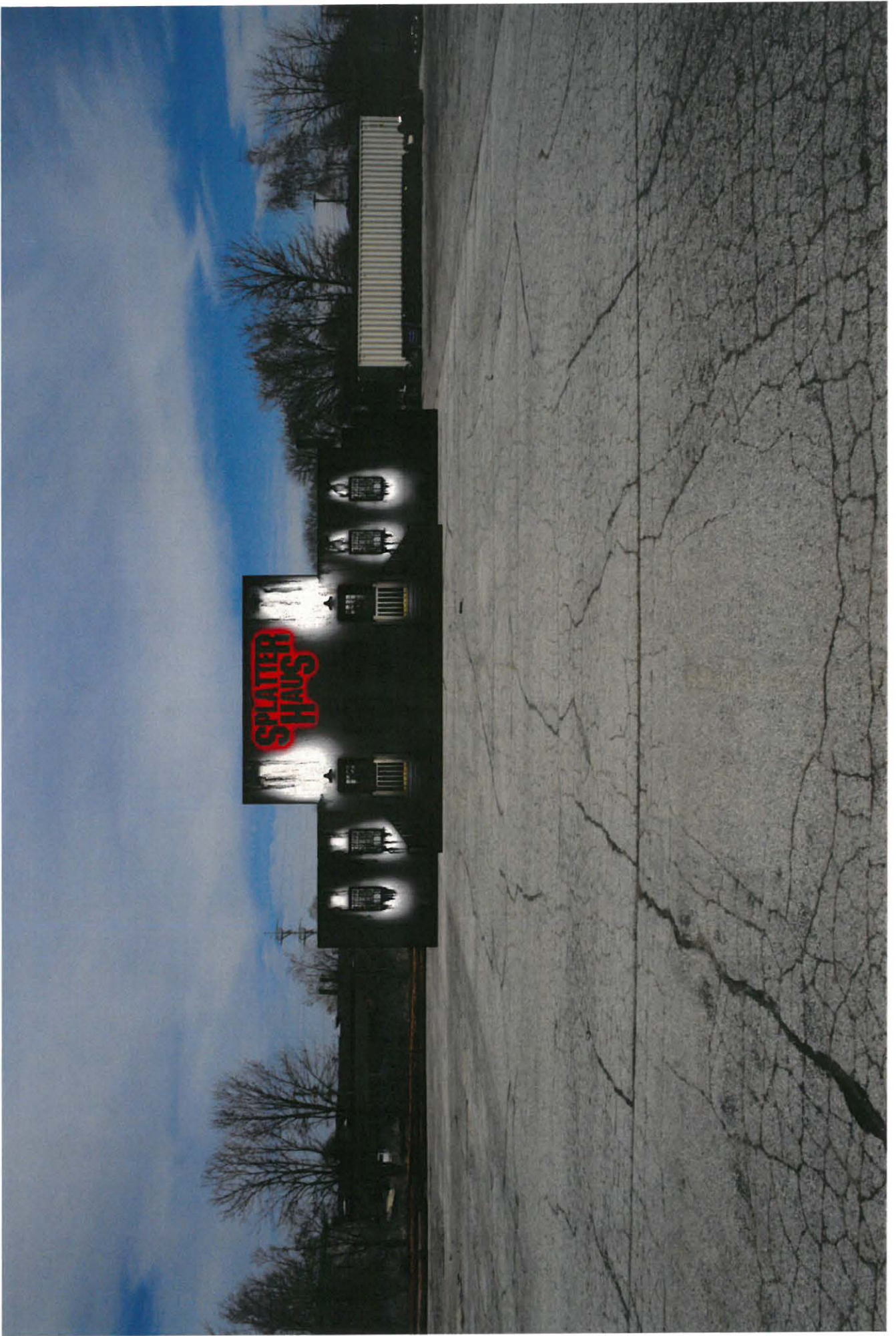
Splatterhaus 2015 3D Render-4



Splatterhaus 2015 3D Render-5









PARCEL NO. 59281423870
MAP NO. 33 326 007
ZONING CLASSIFICATION: SI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 5/12/15

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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: Nemak
ADDRESS: 3101 S Taylor Dr E-MAIL: kyle.rehm@nemak.com
PHONE: (920)254-7200 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Nemak
ADDRESS OF PROPERTY AFFECTED: 3101 S Taylor Drive
LEGAL DESCRIPTION: All of Lot Five (5), Block Three (3), Plot of Sheboygan Industrial Park No. One (1), City of Sheboygan

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **Aluminum Die Caster**

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: **Replace Fence as Per Layout – Only section to be replaced is marked as total length of approximately 170'. All other sections are existing. Fencing will be 8' High Standard Chain Link.**

Nemak Gateway & Taylor Security Fencing

Due to increased security and safety demands of Nemak Wisconsin's parent company ALFA and recommendations and best practices from the Department of Homeland Security (DHS) Nemak Wisconsin is requesting permitting for installation of fencing at our Taylor Drive and Gateway Drive facilities.

At the Nemak Taylor facility, we are requesting to re-install a section of fencing approximately 170' in length along the north side of the building that was removed years ago. The fencing to be installed will be standard chain link, 8' in height to match the existing fencing, but without a barb wire top. Gates will be repaired to be operational.

At the Nemak Gateway Facility, we are requesting to install 8' High black vinyl fencing on the front and side street facing sides of the facility, and standard 8' high galvanized chain link fencing for non-street facing sides. Both sections would be without barb wire. At the request of city engineering, we examined the possibility of installing a more decorative fencing option (Steel/Wrought Iron) but have found the costs to be more than 3x higher than the black vinyl. Total additional cost of over \$60,000 was deemed to be excessive and not approved. Compared to similar properties in the business park, we believe our proposal to be within reason to the business park.

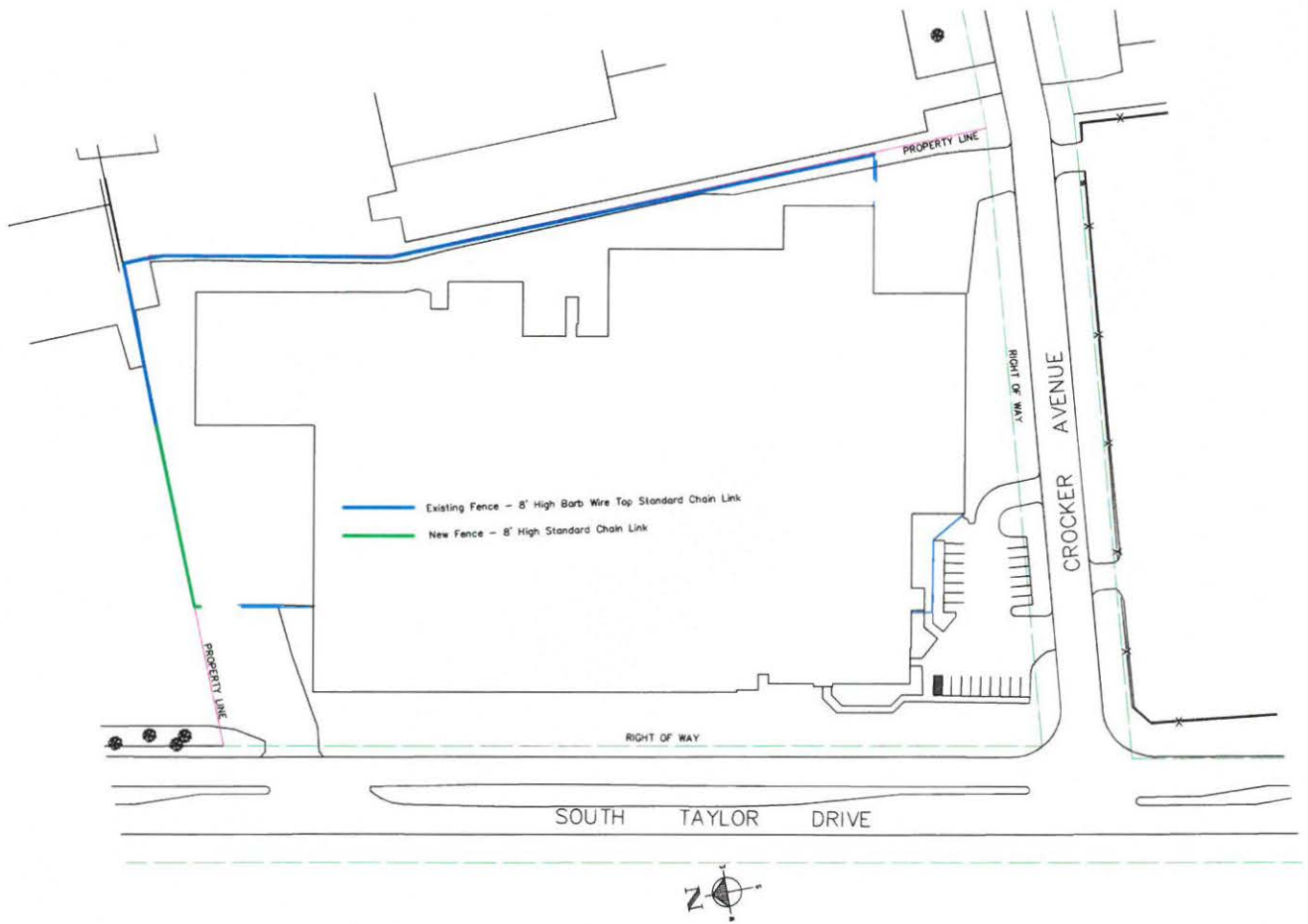
Thank you for your consideration in these matters.

Kyle Rehm
Manufacturing Engineer
Wisconsin | Nemak USA/CAN

+ 1 920 453 4554
+1 920-254-7200
kyle.rehm@nemak.com



Taylor Facility 3101 S Taylor Drive
Sheboygan Wisconsin 53081
U.S.A.
www.nemak.com



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PARCEL NO. 59281479013
MAP NO. 04 326 001
ZONING CLASSIFICATION: SI

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1. APPLICANT INFORMATION

APPLICANT: Kyle Rehm

ADDRESS: 3101 S Taylor Dr. E-MAIL: kyle.rehm@nemak.com

PHONE: (920) 254-7200 FAX NO. (920) 458-1747

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Nemak

ADDRESS OF PROPERTY AFFECTED: 4243 Gateway Dr.

LEGAL DESCRIPTION: Lot 5 of the Sheboygan Business Center, City of Sheboygan

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Die Cast Aluminum Manufacturer & Refinery

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No Change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Addition of Fencing As Per Layout. Fencing on the West Side (Gateway Dr.) will be 8' Black Vinyl Fencing as per pictures. Fencing Directly Parallel to Behrens Pkwy Will Be 8' Black Vinyl Fencing (Includes fencing attaching to building) All other Fencing will be standard 8' Chain link.

Nemak Gateway & Taylor Security Fencing

Due to increased security and safety demands of Nemak Wisconsin's parent company ALFA and recommendations and best practices from the Department of Homeland Security (DHS) Nemak Wisconsin is requesting permitting for installation of fencing at our Taylor Drive and Gateway Drive facilities.

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Thank you for your consideration in these matters.

Kyle Rehm
Manufacturing Engineer
Wisconsin | Nemak USA/CAN

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Sheboygan Wisconsin 53081
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NW corner

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South

Nemak Gateway Facility Similar Installations within Business Park:

Alliant Energy: 8' Standard Chain Link Fence, Privacy Slats, Razor Wire Top. Includes Fencing in Front Yard.

4421 Tower Dr.



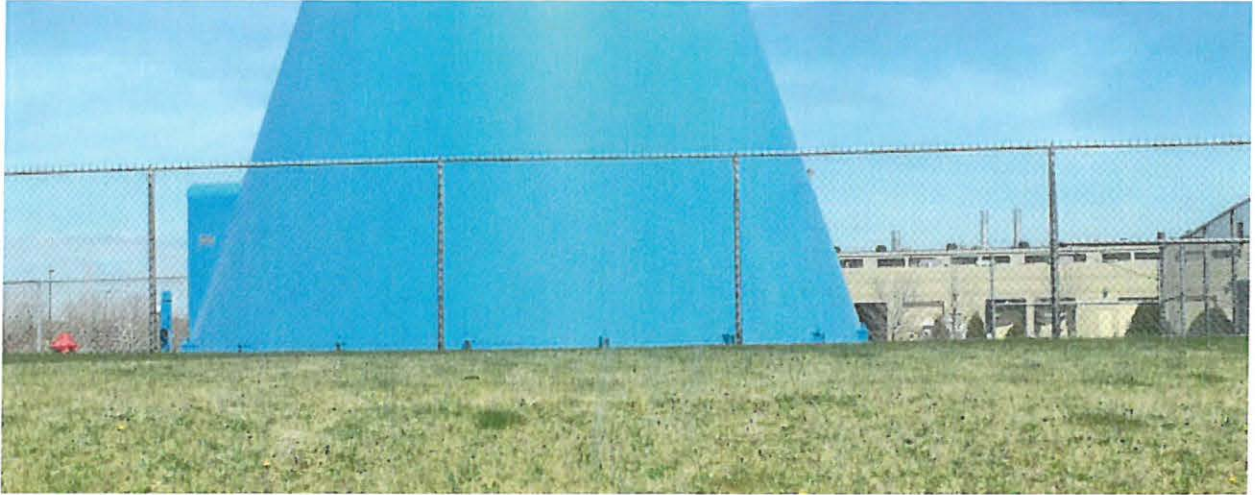
AirGas: 6' Standard Chain Link Fence, Privacy Slats.

4509 Gateway Dr.



City of Sheboygan Water Tower – 6' Chain Link, Green Vinyl. Spiked Top. Includes fencing in front yard.

Gateway Dr.



Nemak Gateway Proposed – 8’ Black Vinyl Chain Link Fencing on Street Facing Sides. 8’ Standard Chain Link on Non-Street Facing Sides. Part of Street facing side is raised. Fencing to be installed next to guard railing.

