

**\*\*\*ATTACHMENTS\*\*\***

PARCEL NO. 479047  
MAP NO. 04351002  
ZONING CLASSIFICATION: SI

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 12/23/14

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

pd

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: *Truck Country of Wisconsin, Inc.*

ADDRESS: *2099 South Park Ct. E-MAIL: Jimkane@truckcountry.com*

*Dubuque IA 52003*  
PHONE: 563-584-2626 FAX NO. 563-582-8925

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: *Truck Country of Wisconsin, Inc.*

ADDRESS OF PROPERTY AFFECTED: *4530 S. Taylor Drive, Sheboygan, WI*

LEGAL DESCRIPTION: *See attached Exhibit A*

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: *Currently vacant. Former use was a FedEx truck facility.*

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: *Truck sales, parts, and service repairs.*

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

**PROJECT DETAILS FOR TRUCK COUNTRY SATELITE FACILITY AT 4630 S. TAYLOR DRIVE,  
SHEBOYGAN, WI**

This project is a satellite facility of our Kaukauna and Oak Creek, WI. Dealerships to better service our East Central Wisconsin customer base from Sheboygan, WI. We will be selling truck parts, used trucks and repairing medium and heavy duty trucks of all makes and models.

We will have a retail walk in area for customers to walk in and purchase truck parts. We will also have a person on staff to take inbound and make outbound phone calls to sell parts. We will have a small retail sales display area for parts. We will have 4 to 5 total employees working from this location.

We will service and repair trucks of all makes and models using the existing building with 2 service bay doors and one parts delivery door.

Our normal hours of operation will be 7:00 a.m. to 5:00 p.m. Monday through Friday and 7:00 a.m. to 3:30 p.m. on Saturday.

The only equipment parked outside will be one mobile service truck. We will also have customer trucks sitting outside that have been repaired and are awaiting pickup or are waiting to go into the shop for repair. This number will vary based on customer demand. We will have up to 10 used trucks displayed at any one time for sale.

Depending on timing of approval, we may install the water line and sprinkler system immediately, but wait until spring to complete the remaining outdoor items such as the enlarged parking lot. As the ground is frozen, it would be difficult to properly grade the site. The enlarged parking lot necessitates the pond and we want to make sure they can be completed simultaneously. Landscaping will be completed at the same time in spring.

No.	Revision	Date
1	For City Approval	11/25/14
2		
3		
4		
5		



Trailer Parking Lot  
4530 S Taylor Drive  
Sheboygan, Wisconsin

DATE  
11/21/14

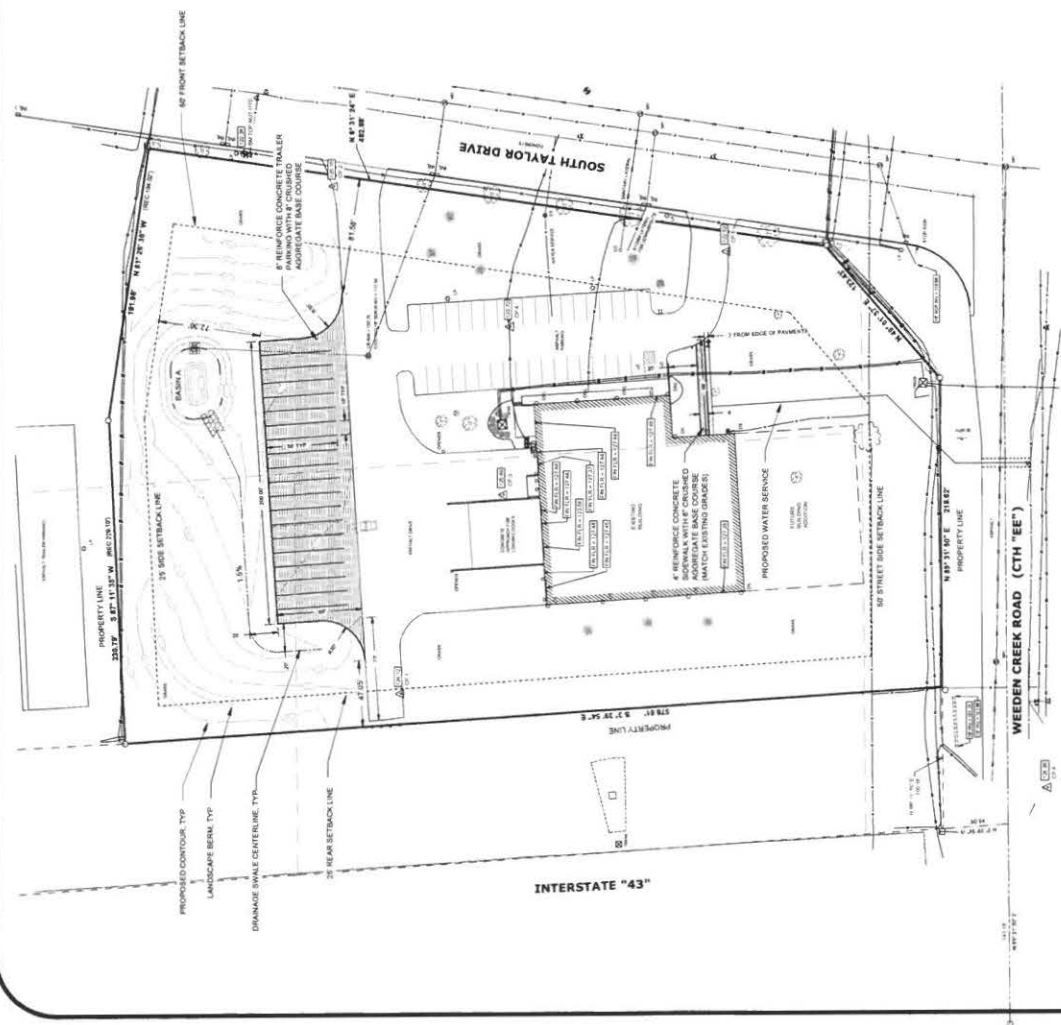
2

SITE PLAN

**PROPERTY INFORMATION**  
 PROPERTY ADDRESS: 4530 SOUTH TAYLOR DRIVE, SHEBOYGAN, WISCONSIN 53081  
 PARCEL NUMBER: 5828 N40042  
 TRUCK COUNTRY  
 OWNER: WAGNER EXCAVATING, INC.  
 GENERAL CONTRACTOR: CORPORATE DESIGN INTERIOR  
 DEVELOPER: 1822 FRANK STREET, SHEBOYGAN, WI 53081  
 ATTN: TOM BEAUCOURT, PHONE: (920) 521-1918  
 CIVIL ENGINEER: WAGNER EXCAVATING, INC.  
 SHEBOYGAN, WI 53081  
 ATTN: GREG WAGNER, EMAIL: GWAGNER@GCEL.NET  
 EARTHWORK UTILITY CONTRACTOR: WAGNER EXCAVATING, INC.  
 SHEBOYGAN, WI 53081  
 ATTN: GREG WAGNER, EMAIL: GWAGNER@GCEL.NET

PROPERTY: LOT 7A OF A CDM RECORDED IN VOLUME 13, PAGE 14 AND 12, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, T4N, R22E, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN  
 CITY ZONING: SUBURBAN INDUSTRIAL (SI)  
 SUBJECT: EXCAVATION  
 MAX HEIGHT: 14'  
 ZONING: BUILDING SETBACK: 25'  
 REAR SETBACK: 14'  
 SIDE SETBACK: 14'  
 PAVED SURFACE: 9' SIDEWALK, 19' STREET, 72.28' OF 06' R 14' E  
 PROTECTIVE COVENANTS: 25' BUILDING AND PARKING SETBACK, 14' SIDE SETBACK, 14' REAR SETBACK, 25' BUILDING AND PARKING SETBACK, 14' REAR SETBACK  
 LANDSCAPE SURFACE RATIO: 33% MINIMUM  
 134,400 SF LANDSCAPE / 206,648 SF PARCEL  
 65% COV.

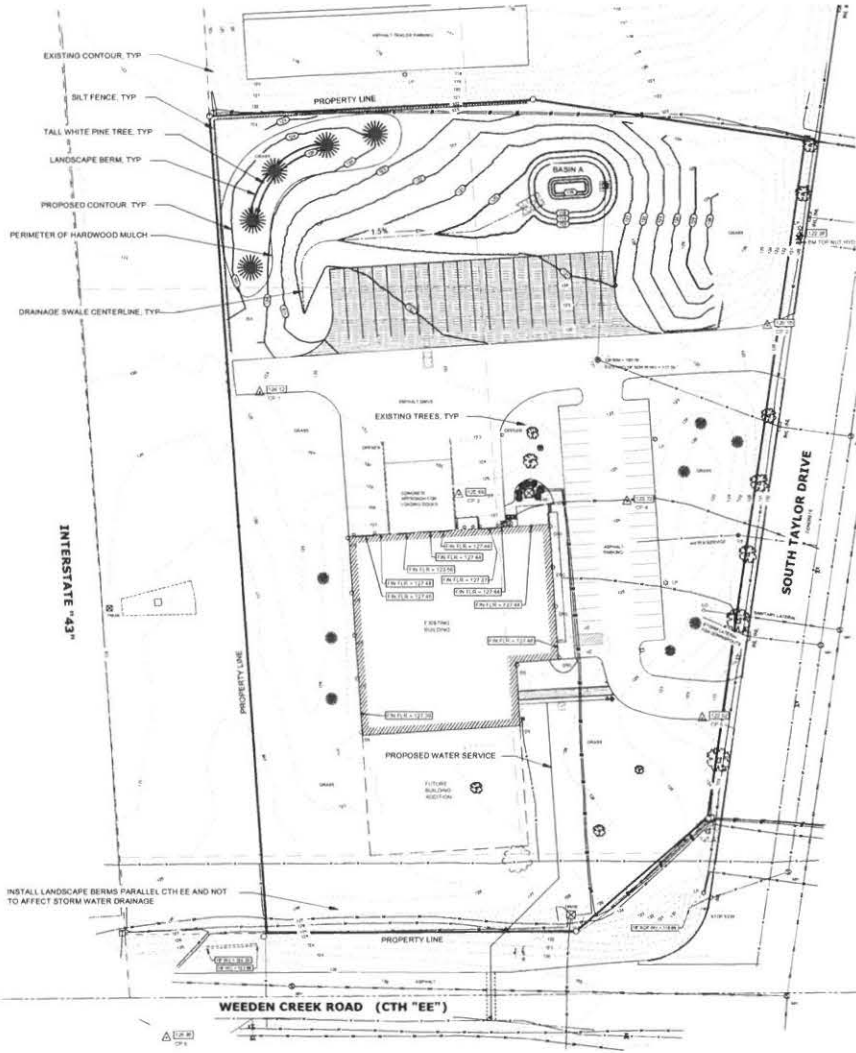
**ZONING SCHEDULE**  
 EMPLOYEE ANTICIPATED COUNT: 8 EMPLOYEES  
 REQUIRED STALLS: REGULAR = 1 STALL PER EMPLOYEE, HANDICAP = 1 / 50 STALLS  
 TOTAL REQUIRED: 8 STALLS  
 EXISTING STALLS: 36 STALLS  
 TOTAL STALLS: 38 STALLS



GRAPHIC SCALE  
 1 Inch = 40 ft



THIS DRAWING HAS BEEN PROVIDED FOR DESIGN ESTIMATION AND/OR CONSTRUCTION PURPOSES ONLY. THE DRAWING INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE OWNER IS RESPONSIBLE FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS.



**LANDSCAPING POINTS REQUIREMENT**

STREET FRONTAGE	PROPORTIONAL TO PROPOSED PARKING LOT AND BASIN	100'
	40 POINTS PER 100' OF FRONTAGE	64 POINTS REQUIRED
PAVED AREA	PROPOSED PARKING LOT	12,400 SF
	80 POINTS PER 10.00 SF OF PAVED AREA	99 POINTS REQUIRED
TOTAL POINTS REQUIRED		163 POINTS
PROPOSED LANDSCAPING	(5) TALL EVERGREEN TREES AT 40 POINTS/TREE	200 POINTS



GRAPHIC SCALE  
 0 20 40 80  
 1 inch = 40 ft

THIS DRAWING HAS BEEN PROVIDED FOR DESIGN, ESTIMATING, AND/OR CONSTRUCTION PURPOSES ONLY. THIS DRAWING AND INFORMATION REMAINS THE PROPERTY OF WADNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WADNER EXCAVATING, INC. THE INTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNERS RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS.

**LANDSCAPE PLAN**

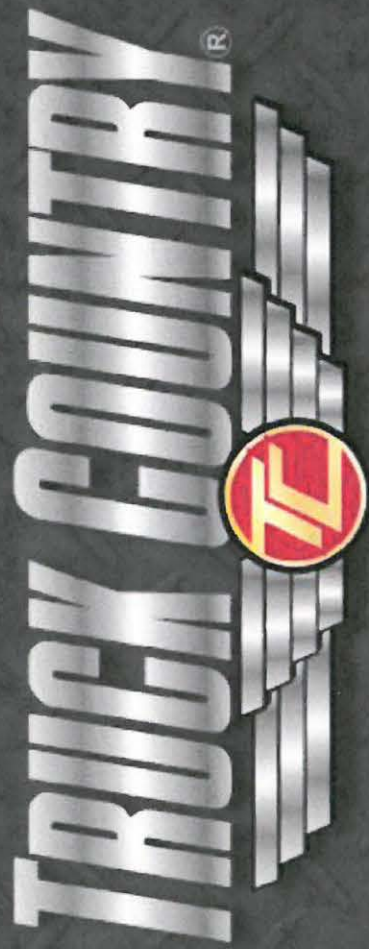
Trailer Parking Lot  
 Truck Country  
 4530 S Taylor Drive  
 Sheboygan, Wisconsin

DATE  
 11/21/14

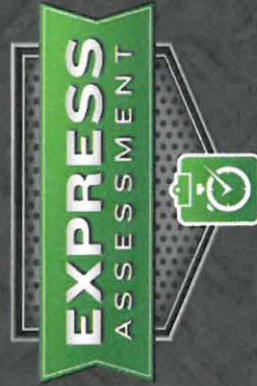
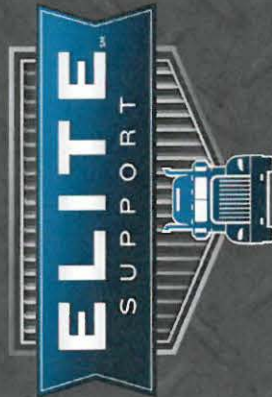
**5**

No.	Revision	Date
1	For City Approval	11/25/14
2		
3		
4		





FAMILY OWNED SINCE 1958



# Introductions

---

- Sam Dickman Jr
- Dan Armstrong | VP of Operations  
Truck Country Wisconsin
- Jim Kane | Director of Purchasing  
McCoy Group



# Truck Country – Family Owned Since 1958

---



**Truck Country** is one of the largest Freightliner dealer groups in the U.S. today, serving customers at 13 locations in Iowa and Wisconsin.

For over 56 years, Truck Country has offered new and used medium and heavy duty trucks, expert service, an extensive parts inventory, helpful financing options, and truck leasing.

**Stoops Freightliner-Quality Trailer** is a division of Truck Country and serves customers at 7 locations in Indiana and Ohio.





# DRIVING EXCELLENCE McCoy GROUP

The McCoy Group was founded in 1958 by Bob McCoy in Shullsburg, Wisconsin. Today the company is still family owned and operated under the leadership of the McCoy family. Corporate offices are located in Dubuque, Iowa.

**Truck Country®** is one of the largest Freightliner dealers in the U.S. today, serving customers at 12 locations in Iowa and Wisconsin. For over 55 years, Truck Country has offered new and used medium and heavy duty trucks, expert service, an extensive parts inventory, and financing options.

**Stoops Freightliner-Quality Trailer** is a division of Truck Country, with 7 full-service dealerships in Indiana and Ohio.

**McCoy Nationalease** is a full service truck and trailer commercial leasing and rental company with 100% maintenance coverage. Nationalease affiliate with locations in Wisconsin, Illinois, Iowa, Indiana, Ohio and Minnesota. Supported by the Truck Country dealership network.

**Foodliner®** ranks among the largest carriers in the bulk-food industry. Our customized transportation system has repeatedly resulted in mutually beneficial partnerships with most of the country's major bulk-food, sugar, sweetener, vegetable-oil and flour-milling companies. Ready to serve you in all 48 states, Canada and Mexico.

**Quest Liner®** targets the beverage, chemical, and biofuels markets, specializing in total transportation management.

**Foodliner® Mexico and Quest Liner® Mexico** expand our horizons to the international markets and creates infrastructure that will allow our customers to import and export products using our network of terminals.

**Quest Logistics** provides a unique and diverse option to its customer base by offering a proven, knowledgeable, and experienced transportation management team to assist you with logistics concerns.

# Some of our customers

---



# Service

---



- **Full Service Dealerships** - Complete repair and maintenance on all makes and models
- **Open nights and weekends** to support your needs
- **2 hour maximum diagnosis** at all of our stores guaranteed!
- **Maintenance pricing advantages** - Turbo Charged everyday low prices
- **Factory trained and certified technicians** (Freightliner, Detroit Diesel, Mercedes Benz, Eaton, Meritor, Cummins and Cat). Ongoing training for up-to-date repair procedures
- **State-of-the-art facility and equipment** - Latest in tooling to provide innovation and efficiency
- **Wrecker service**, Road service and RV Service
- **Freightliner Fleetpack** support
- **Freightliner Service Pro** - Computerized diagnostics enable us to diagnose your problem quickly and accurately
- **Driver's Lounge** – Friendly, comfortable accommodations – FREE Wi-Fi
- **Pick up and Delivery** - Convenient for you to do business with us
- **Shuttles** to motels and other sites



***Getting you back on the road is our top priority!***



# Parts

---

- **Factory trained and certified parts personnel** - Expert status at all stores to support your truck care needs
- **Huge available inventory** at our 12 locations and Corporate warehouse- Availability of parts for your truck is our #1 concern to provide you maximum uptime. Extensive inventory of name brand parts in stock, including Reman parts to save you money.
- **Parts Savings Zone** located at each store supported by our warehouse and offering low prices
- **Outside route sales** for personalized and dedicated account services
- **Daily shuttle** to our stores for next day availability in most cases
- **Delivery daily** – for top service to our customers
- **Freightliner PartsPro® system** - Fastest and most dependable parts resource in the industry
- **Expedited delivery** and support at all stores
- **Corporate warehouse** to buy parts at low prices and provide availability



*Getting you back on the road is our top priority!*



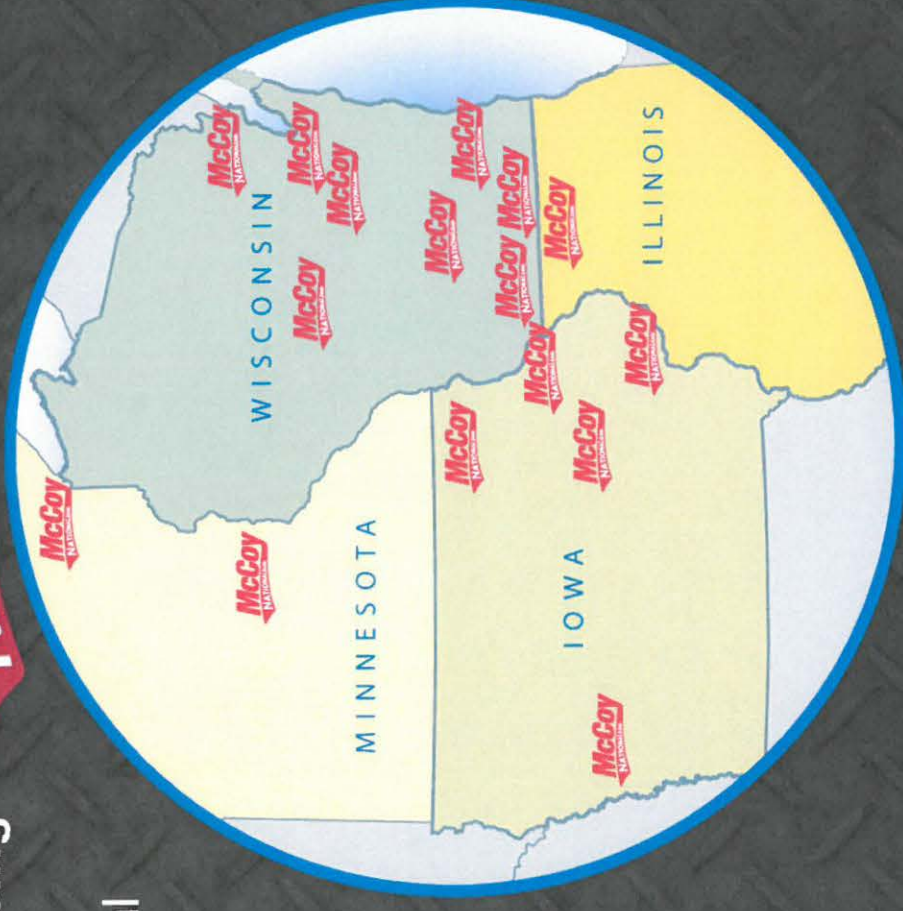
# Truck & Trailer Leasing

McCoy NationalLease offers competitive rates on commercial truck or trailer leasing or rental

- Flexibility - choose daily, weekly or annual rental and full service lease options
- NationalLease Service affiliate – Over 700 locations throughout the U.S.
- Emergency road service 24/7
- 100% Maintenance coverage
- At a convenient location near you

# McCoy

NATIONALLEASE



[www.mccoynationalease.com](http://www.mccoynationalease.com)

# Sales




- **Professional Certified sales consultants** provide knowledge of specs and your specific needs
- **Inventory of New Freightliner Units** in stock ready to work - Over 20 million in inventory any given day
- **Large selection of used trucks** - All makes and models. Over 10 million in used inventory for you to choose from
- **All trucks inspected** to ensure maximum uptime
- **Fast easy online inventory search**
- **Demos available** and walk around information available anytime!



[www.truckcountry.com](http://www.truckcountry.com)

# Dealership Comparison

Dealership Advantages		All Others?
Commitment to Customer Service and Uptime	✓	
Convenient Locations	✓	
Service and Parts Hours	✓	
Huge Parts Inventory	✓	
VIP Parts Pricing - Parts Savings Zone	✓	
Service Technical Support – 2 hr. Diagnosis	✓	
Maintenance Pricing - Pit Stop	✓	
OEM Warranty Support	✓	
Extensive Truck Inventory	✓	
Body Shop	✓	
Professional Trained Personnel	✓	
Longevity	✓	

# Truck Country / Stoops Locations



13 Locations in  
Wisconsin and Iowa

7 Locations in  
Indiana and Ohio

20 Locations to  
serve you in the  
Midwest



# Truck Country Madison, WI

---



# Truck Country Appleton, WI



# Truck Country Wausau, WI

---



# Truck Country Milwaukee, WI

---



# Truck Country Cedar Rapids, IA

---



# Truck Country Davenport, IA

---



***Thank You!***

[www.truckcountry.com](http://www.truckcountry.com)

