

*****ATTACHMENTS*****

PARCEL NO. 423830
MAP NO. 33 376 003
ZONING CLASSIFICATION: SI

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 8/12/14

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: Kieffer & Co. Inc.
3322 Washington Ave.
ADDRESS: Sheboygan WI 53081 E-MAIL: thabermann@kiefersigns.com
PHONE: (920) 453-4167 FAX NO. (920) 451-3362

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Will-Pemco
ADDRESS OF PROPERTY AFFECTED: 3333 Crocker Ave.
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Paper packaging
machining & folio sheet manufacturer

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: Request to maintain the existing sign setback of 21'-4". Replace existing sign with a new sign, same size, same 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: Kieffer & Co. Inc.

ADDRESS: 3322 Washington Ave.
Sheboygan WI 53081

E-MAIL ADDRESS: thabermann@Kieffersigns.com

PHONE: (920) 453-4147 FAX NO: (920) 451-3342

2. OWNER INFORMATION

OWNER OF SITE: Will-Pemco Inc.

ADDRESS: 3333 Crocker Ave.
Sheboygan WI 53081

PHONE: (920) 458-2500 FAX NO: () N/A

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

NAME OF PROPOSED/EXISTING BUSINESS: Will-Pemco

ADDRESS OF PROPERTY AFFECTED: 3333 Crocker Ave.

USE OF PROPERTY: Paper packaging machinery & folio sheet manufacturing

TYPE OF SIGN: Ground

DESCRIPTION OF PROPOSED SIGN: Double face illuminated monument
Sign with LED reveal. Sign is same size as existing
monument & internal structure

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 5'-6" X WIDTH: 16' = TOTAL SQUARE FOOTAGE: 88

AMOUNT OF PUBLIC STREET FRONTAGE: 1,056'-8³/₈"

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A

SETBACK: From inside Curb 21'-4" - From ROW Marker 4"

METHOD OF ATTACHMENT: Internal Steel Structure

METHOD OF ILLUMINATION: HO Lamps internally - LED stripe in reveal

SIGN MATERIALS: Aluminum, acrylic, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 88' AFTER PROPOSED SIGN: 88'

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.

Kieffer & Co. Inc. (Tori Habermann)
APPLICANT'S SIGNATURE

8/5/14
DATE

Kieffer & Co. Inc. (Tori Habermann)
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.

WRITTEN JUSTIFICATION:

The current Pemco sign received a variance back in 1993 for the sign location as it is today and Pemco would like to maintain the setback that had been approved back then. It gives them amazing identification because the sign is neat, clean and represents them well when looking up and down Crocker Ave. Pemco also has two wall signs which will be removed.

Their current setback of 21'-4" is well enough back from the street that it does not interfere with any traffic or when people need to exit their driveway.

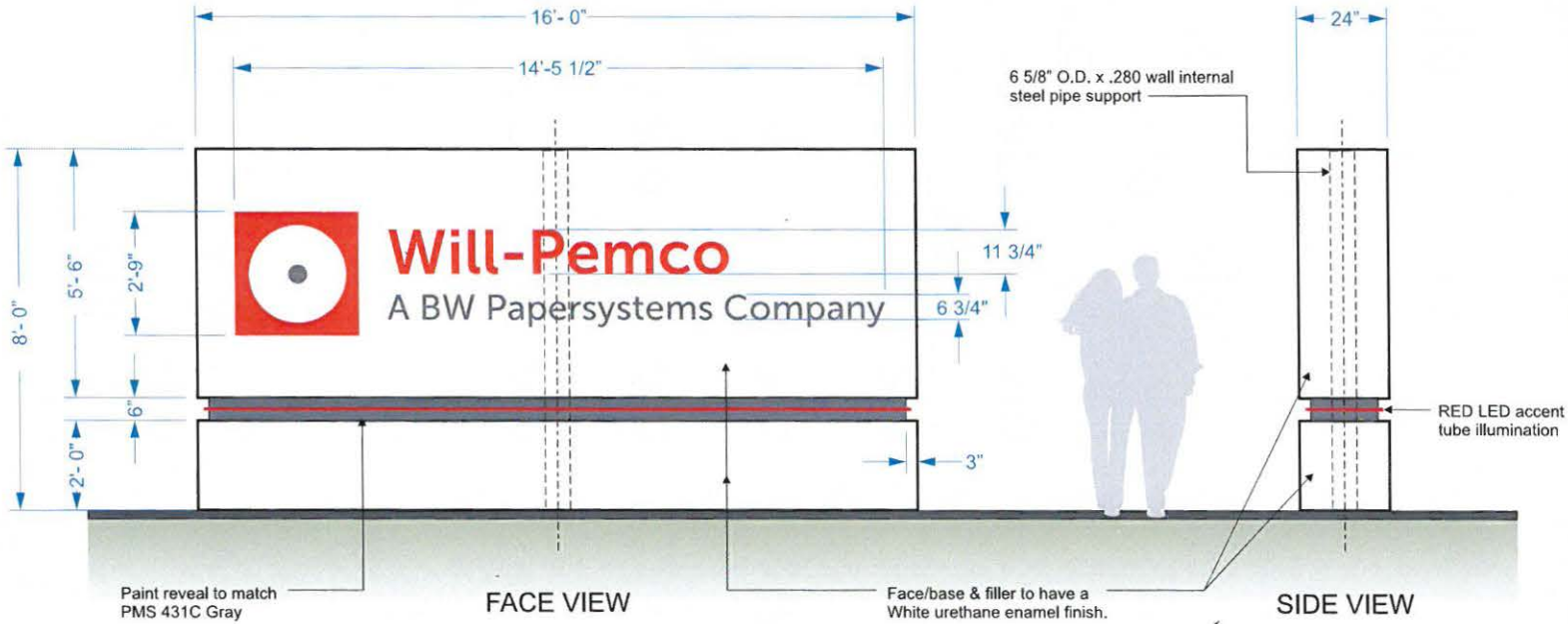
If they would have to comply with the 12' setback from the right of way, the sign would push back to the flagpoles and possibly one would need to be removed. The sign would also become very close to their sidewalk that is for their main entrance. Where the sign is now, truly does not interfere with anything.

Across the street is the Wigwam sign which had received the 21' setback a few years ago. Both signs look conforming with each of their businesses. When looking up and down Crocker, all the signage looks very appealing to the eye.



Will-Pemco
A BW Papersystems Company

D/F Internally Illuminated Monument Sign



D/F MONUMENT SIGN

Scale: 3/8" = 1'-0"

GENERAL SPECIFICATIONS:

- Remove existing monument sign & replace w/ a New D/F Internally Illuminated Monument Sign.
- New monument sign to be fabricated using tubular aluminum framing w/ .100 aluminum faces & filler. Faces to be decorated w/ routed logotype graphics backed w/ 3/4" (1/2" off face) Clear acrylic. Acrylic to have flat cut 3M vinyl film(s) applied to 1st surface w/ diffuser vinyl applied 2nd surface. Reveal to have continuous LED stripe accent tubing centered in reveal as shown. Cabinet face & filler to have a White urethane enamel finish.
- Face to be illuminated w/ standard H.O.C.W. flourescent lamps.
- Retrofit New monument sign using existing steel support & foundation.

COLOR SCHEDULE:

- 3M #3630-61 Slate Gray Vinyl Film Matches PMS 431C Gray
- Arlon #2662 Red (PMS Bright Red C)



EXISTING SIGN



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **Will-Pemco**

LOCATION: **Sheboygan, WI**

SALESMAN: **John McCarthy**

DESIGNER: **MAK**

DATE: **7/7/14**

- Artwork
 - Design
 - Survey
- All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____

INITIALS: _____

DATE: _____

REVISION:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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B66992



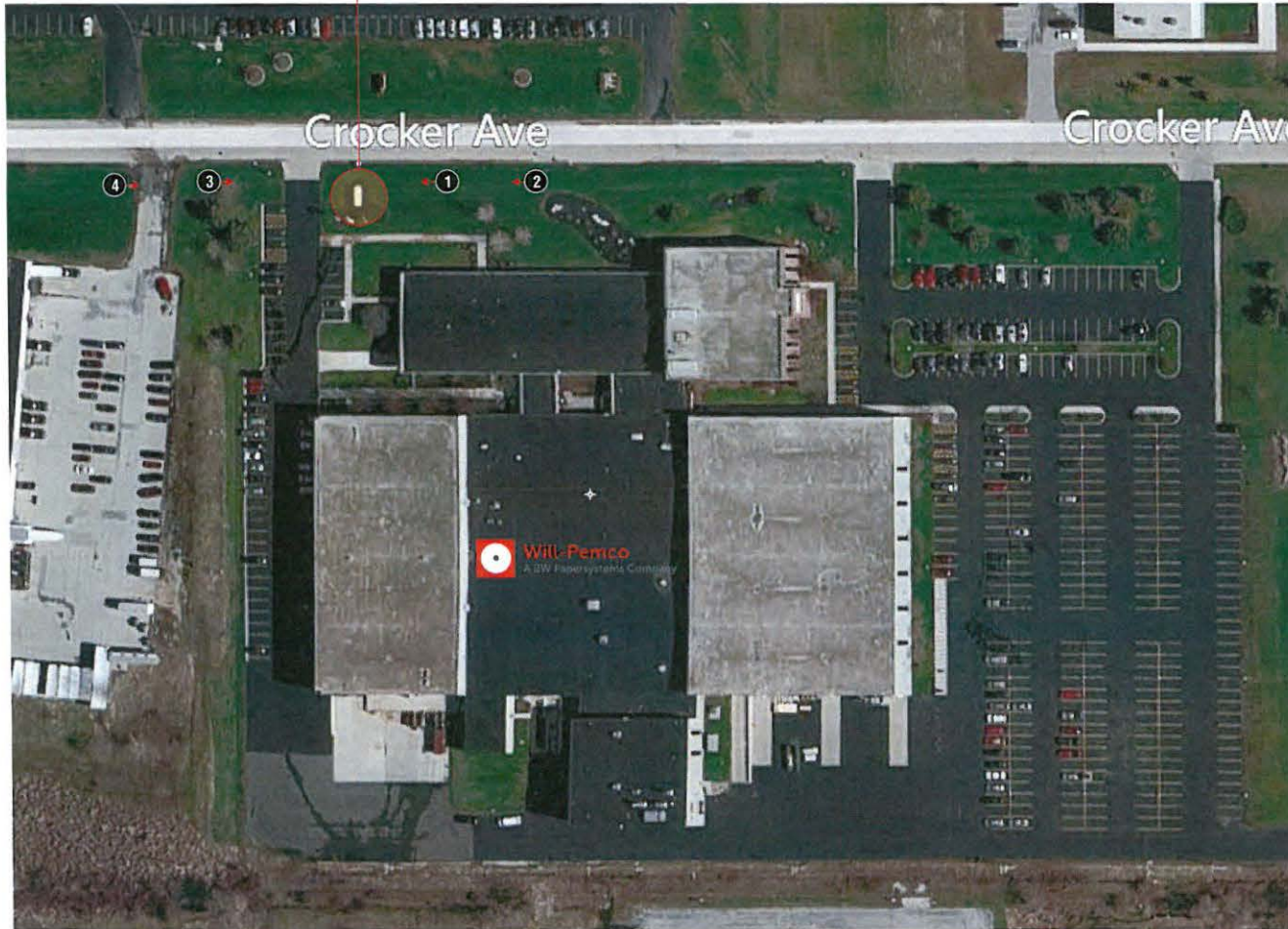
Will-Pemco

A BW Papersystems Company

Aerial Site View

Location of existing and proposed new D/F monument sign.

Reference Drawing B66992C for enlarged plan view w/ dimensions.



AERIAL PLAN

N. T. S.



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PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **Will-Pemco**
LOCATION: **Sheboygan, WI**
SALESMAN: **John McCarthy**
DESIGNER: **MAK**
DATE: **7/7/14**

Artwork
 Design
 Survey
All boxes checked for Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____

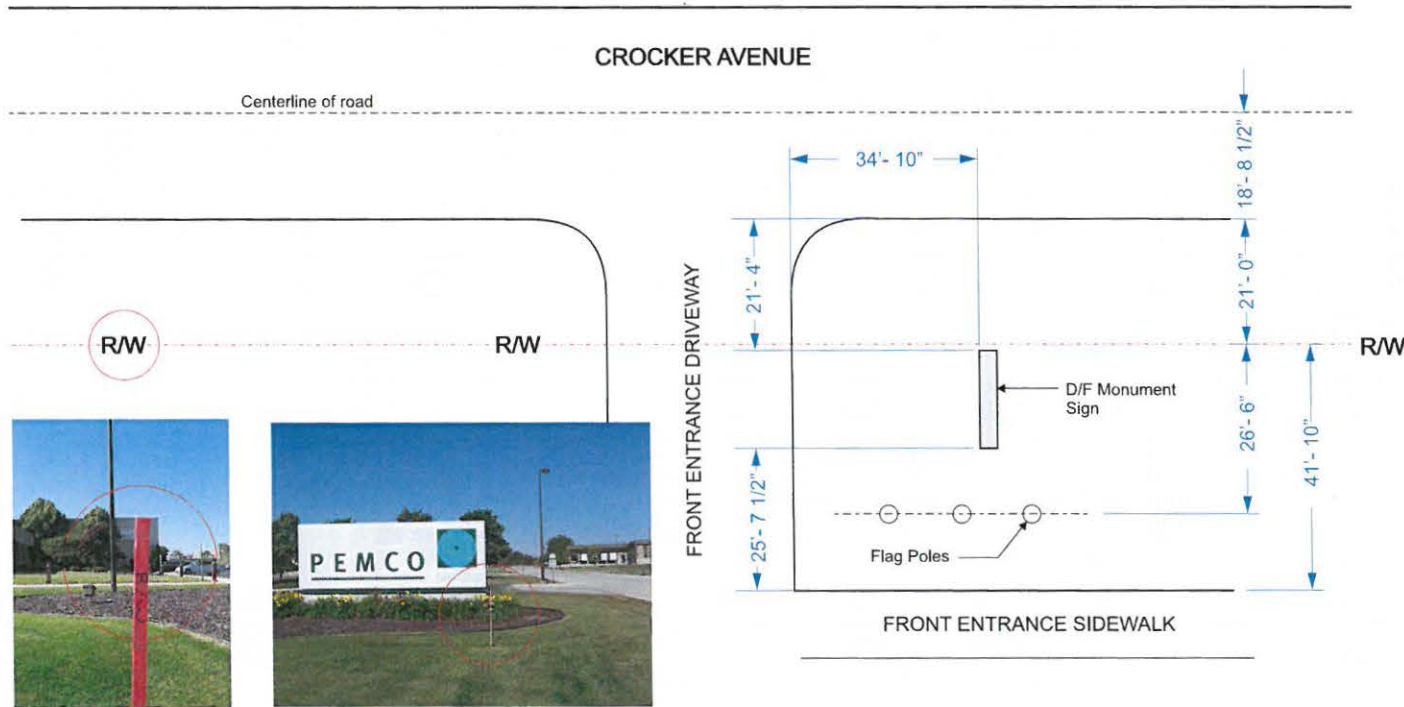
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B66992B



Will-Pemco
A BW Papersystems Company

Site Plan



SITE PLAN

N. T. S.



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PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: Will-Pemco
LOCATION: Sheboygan, WI
SALESMAN: John McCarthy
DESIGNER: MAK
DATE: 7/7/14

Artwork
 Design
 Survey
All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____

INITIALS: DATE:

REVISION:	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
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B66992C

Office Use Only

PARCEL NO. 102040
MAP NO. 23 132 014
ZONING CLASSIFICATION: CC

DATE SUBMITTED: _____
REVIEW DATE: 8/12/14

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

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

pd

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: PETE FULLERTON
ADDRESS: 2625 CALUMET DR., SHEBOYGAN, WI 53083
E-MAIL: PETE.FULLERTON@P41H@STATEFARM.COM
PHONE: (920) 458-4211 FAX NO.: (920) 458-4630

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: FULLERTON INSURANCE AGENCY INC
ADDRESS OF PROPERTY AFFECTED: 1305 ~~W~~ NORTH ST SE, SHEBOYGAN
LEGAL DESCRIPTION: LOT 7 EXCEPT THE EAST 4', BLOCK 43, ORIGINAL PLAT

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____
VACANT THE PAST 2 YEARS, PREVIOUS
INSURANCE OFFICE FOR 20 YEARS

BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: _____
INSURANCE AGENCY

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: SINGLE STORY
OFFICE BUILDING

July 28, 2014

The subject property has been vacant for the past two years. Previous to that, the property was an Insurance Agency for 20 years. My proposal is to operate my State Farm Insurance Agency out of this location. Currently there is a total of 3 employees including myself. I have been an Insurance Agent in Sheboygan the past seven years. Our office hours are 8:30 a.m. – 5:00 p.m. Monday through Friday. The parking lot is adequate to handle maximum amount of clients as well as the existing employees. I am excited to move my Insurance operation to downtown Sheboygan.

Hinze & Associates, Inc.

REGISTERED LAND SURVEYORS
P. O. BOX 144
SHEBOYGAN, WISCONSIN 53081

488-5923

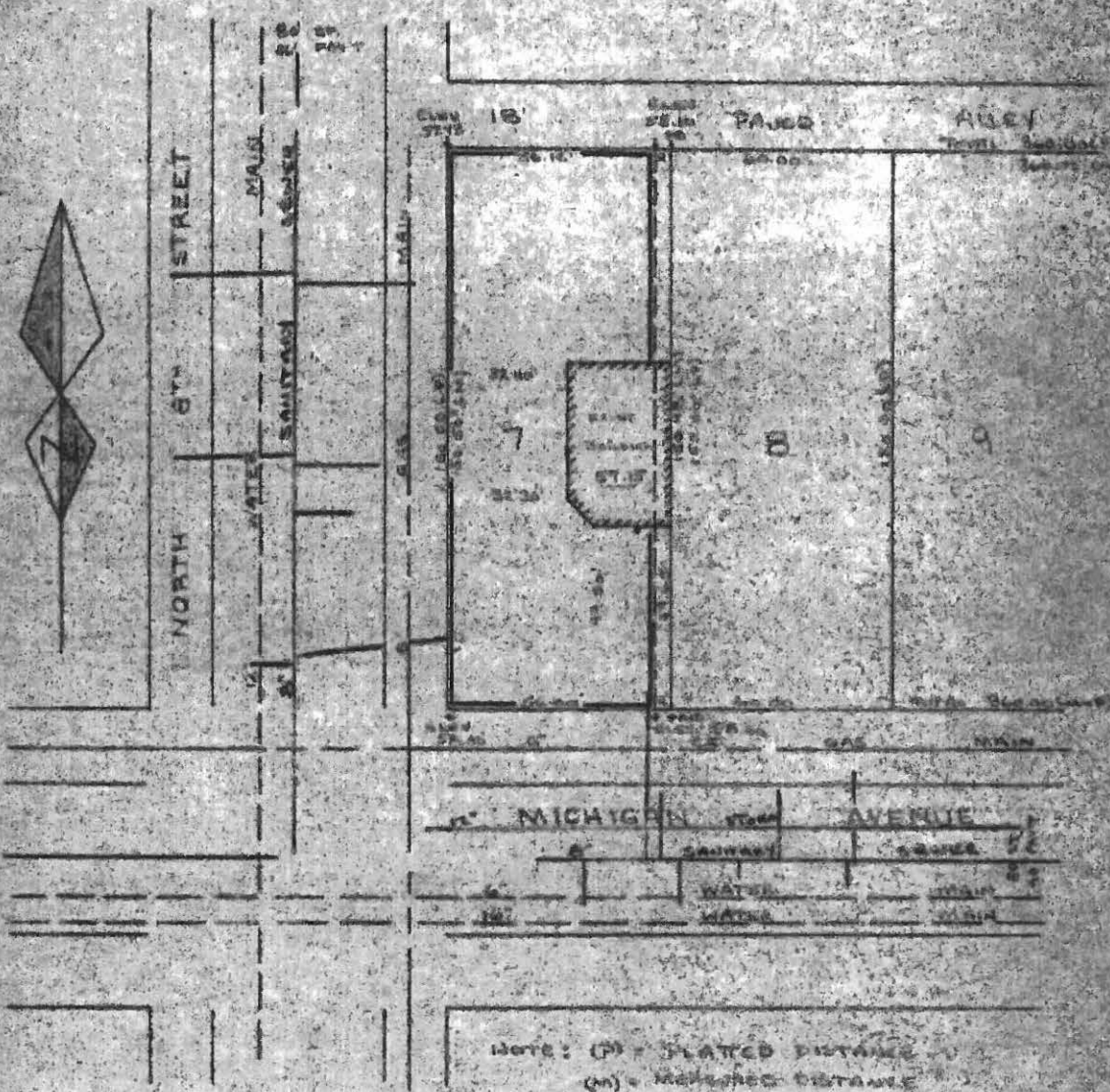


PLAT OF SURVEY

DESCRIPTION Lot 7 except the east 4', Block 43, Original Plat

SCALE: 1"=40'

JANUARY, 1975



GARY L. KRUEGER

I, GARY L. KRUEGER, certify that I am a registered land surveyor and that I have caused the survey to be made of the above-described property and that the drawing is a true representation of that survey (FOR NORMAL MASTER).

Note: All Utility locations, which were taken from City of Sheboygan drawings, are approximate.



A 1286

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City Map



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City Map



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PARCEL NO. 59281431774
MAP NO. 33 476 001
ZONING CLASSIFICATION: HI/SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/8/14

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: TRUCK COUNTRY OF WISCONSIN, INC.
ADDRESS: 2099 South Park Ct. E-MAIL: jimkane@truckcountry.com
PHONE: (563) 584-2626 FAX NO. (563) 582-8925

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: WASHINGTON PLAZA LLC.
ADDRESS OF PROPERTY AFFECTED: 2838 WASHINGTON AVE.
LEGAL DESCRIPTION: SEE ATTACHED SHEET

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: VACANT
CURRENTLY, PREVIOUSLY A REFRIGERATED TRAILER REPAIR SHOP.

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: NO IMMEDIATE HARD SURFACE.

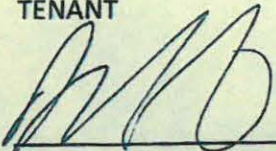
Cancellation Agreement & Mutual Release

The UNDERSIGNED Parties agree that the Commercial Lease dated February 12, 2014, for property located at 2838 Washington Ave., Sheboygan, WI, be canceled and the Parties hereby release all of their right, title, interest in and to the Agreement, and any and all claims arising out of the transaction.

The \$3,600 deposit and rent of \$5,400, or a total of \$9,000 shall be disbursed to Truck County of Wisconsin, Inc. at 2401 Progress Way, Kaukauna, WI 54130. No additional rent is due by Tenant. Utilities shall terminate as Tenant's expense as of the effective date of this Cancellation and Mutual Release.

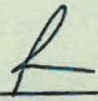
This Cancellation Agreement and Mutual Release (CAMR) shall be effective only if all Parties to the Agreement have signed an identical copy of this CAMR and the fully executed CAMR has been delivered to the Landlord at 4539 South Taylor Drive, Sheboygan, WI 53081 on or before June 6, 2014.

TENANT

 6/6/2014

Dan Armstrong-Vice President Date
Truck Country of Wisconsin, Inc.

LANDLORD

 6/6/2014

Washington Plaza LLC Date
By Robert J Werner
President of its Member,
Lee Realty of Sheboygan, Inc.

WASHINGTON PLAZA LLC

PH. 920-694-1805
4539 S TAYLOR DR.
SHEBOYGAN, WI 53081-6753

1205

DATE June 6, 2014

79-1281
789

PAY TO THE ORDER OF Truck Country of Wisconsin, Inc. \$ 9,000.

NINE THOUSAND AND NO/100 DOLLARS

COMMUNITY BANK & TRUST

SHEBOYGAN, WISCONSIN 53082-1409
Plymouth • Elkhart Lake • Chilton
Glendale • Appleton • Greenfield
www.communitybankandtrust.com

OR CANCELLATION AGREEMENT & MUTUAL RELEASE

⑈001205⑈ ⑈075912615⑈ ⑈155⑈854⑈

Sokolowski, Steve

From: Jason Grawe <JasonGrawe@truckcountry.com>
Sent: Friday, July 25, 2014 7:41 AM
To: Sokolowski, Steve
Cc: Mike Gleiter; Jim Kane
Subject: FW: Sheboygan cancellation
Attachments: photo.JPG

Steve:

Cancellation notice attached for the Sheboygan facility.

Let me know if you need anything else.

Jason

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Sokolowski, Steve

From: Bob Werner <bwerner@wernerhomes.com>
Sent: Tuesday, June 24, 2014 5:15 PM
To: Sokolowski, Steve
Subject: RE: Truck Country

Steve

I'm not the one who made the application, but Truck Country is no longer involved in our site on Washington Ave.
Bob Werner

From: Sokolowski, Steve [<mailto:Steve.Sokolowski@sheboyganwi.gov>]
Sent: Tuesday, June 24, 2014 11:23 AM
To: bwerner@wernerhomes.com
Subject: Truck Country

Bob:

During a recent phone call, you mentioned to me that the Truck Country project was not proceeding. Could you provide me some written documentation stating that the Truck Country conditional use application/proposal will not be proceeding so I can process the application/file.

You can simply reply to this email if you would like.

Thanks,

Steve Sokolowski
(920) 459-3382

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