

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

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use and Sign Permit with exceptions by Ranieri's Four of a Kind and Sheboygan Pasty Company to install new signage at 811 Indiana Avenue. CC Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** October 22, 2021

**MEETING DATE:** October 26, 2021

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**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Ranieri, LLC is proposing to install new signage for Ranieri's Four of a Kind and Sheboygan Pasty Company at 811 Indiana Avenue. The applicant states the following about the proposal:

- Ranieri's LLC is proposing to install two (2) new wall signs to better identify Ranieri's Four Of A Kind Bar and Grill and the Sheboygan Pasty Co.
- The property now has a restaurant/tavern, a rental apartment above the bar, a rental house and the Sheboygan Pasty Company.
- The proposed signage on the front/north( Indiana Avenue) side of the building will allow customers to easily find the Sheboygan Pasty Co. retail location.
- The proposed signage on the east side (S. 8<sup>th</sup> Street) will allow customers to find both Four Of A Kind and Sheboygan Pasty Co. retail locations.
- Both businesses provide Sheboygan with tourism, from the many years Four Of A Kind has been in business for and the unique niche market that Sheboygan Pasty Co. provides.
- Without signage customers will have a difficult time finding Sheboygan Pasty Co. The Ranieri's have been told many times from customers that they have a difficult time finding Four Of A Kind when traveling down eighth street.

North wall sign located in the front along Indiana Avenue:

- Wall sign is proposed be HDU which is a sign foam that gives dimension to the sign.
- The sign is 15sf (3 x 5) and advertises “Home of the Sheboygan Pasty Co.”

The east wall sign located on the side facing 8<sup>th</sup> Street:

- Wall sign proposed to be an alupanel sign (flat panel sign).
- The sign is 32sf (4 x 8) and advertises “Ranieri's Four of a Kind and Sheboygan Pasty Company.”

### **STAFF COMMENTS:**

The applicant is requesting an exception to have three (3) wall signs – The maximum number of wall signs is two (2).

Staff has no issue with the HDU (sign foam) sign on the front that has dimension to it.

However, there is a concern with the proposed flat aluminum panel proposed on the east side of the building. When the Plan Commission approved Ranieri’s, LLC Sheboygan Pasty Company proposal to convert the detached garage into a past production facility, a condition was included that stated:

*Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Proposed and future signage at this site will be individual letter signs (no flat panel or interior lit cabinet signs). Staff may bring the proposed signage design back to the Plan Commission for review/approval.*

The Plan Commission has required applicant’s requesting sign exceptions to have individual letter signs. This is a very highly traveled and visible downtown, lakefront and riverfront location so if the Plan Commission approves the request staff will again be requiring that the sign is an individual letter sign and not a flat panel or interior lit cabinet sign.

The Plan Commission can either:

- Deny the variance request for the flat panel sign

OR

- Approve the variance for three (3) wall signs and have the applicant work with staff with regards to submitting a new sign permit that is for an individual letter sign.

A few items that the Plan Commission should be aware of and that the applicant should address include:

- In July, the Plan Commission recently approved a conditional use permit allowing Ranieri, LLC to convert the detached garage on the south side of the property into the Sheboygan Pasty Company, which is a production facility that will make pasties for wholesale at grocery stores and the Sheboygan Pasty Company. Mr. Ranieri recently spoke to staff and

indicated that they will no longer be converting the detached garage on their property for pasty production purpose and will be looking at other sites to possibly produce the pasty's.

The sign ordinance does not permit off-premise signage so the Plan Commission should have Mr. Ranieri address this issue so the Plan Commission knows that the Sheboygan Pasty Company has some type of onsite presence at this property (selling the pasty's in the restaurant?).

- Ranieri, LLC has also installed a number of small temporary signs within the City of Sheboygan public street right of-ways advertising Sheboygan Pasty Company. The Plan Commission should have the applicant address why they have installed so many small signs within the City of Sheboygan public street right of-ways; how many signs are there in the City; and when does the applicant plan to remove these illegal advertising signs?
- The applicant previously located temporary Sheboygan Pasty Co. banners on the north/front and the east sides of the 4 of a Kind Tavern facing Indiana Avenue. These temporary banners have been removed but the applicant is requesting to be allowed to use these banners until such time as the permanently signage is installed.

#### **ACTION REQUESTED:**

Staff recommends approval of the conditional use and exceptions and sign permits subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Proposed and future signage at this site will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage 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. Sheboygan Pasty Co. temporary banners on the north and east sides of main tavern building on Indiana Avenue shall be immediately removed at such time as any of the permanent signs are to be installed.
5. Applicant will obtain the required sign permit for any proposed temporary sign permits in the future.
6. Prior to sign permit issuance, the applicant shall remove all temporary small signs within the City of Sheboygan public street right of-ways advertising Sheboygan Pasty Company throughout the City of Sheboygan.
7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2018

*pd*

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: SIGN ME UP OF WISCONSIN  
ADDRESS: 311 FOREST AVE. SHEBOYGAN FALLS, WI 53085 E-MAIL: identme@signmeupofwi.com  
PHONE: (920) 550-0009 FAX NO. (N/A)

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

NAME OF PROPOSED/EXISTING BUSINESS: RANGER'S FOUR OF A KIND / <sup>SHEBOYGAN</sup>PASTY CO.  
ADDRESS OF PROPERTY AFFECTED: 811 INDIANA AVE.  
LEGAL DESCRIPTION: RESTAURANT

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: RESTAURANT / BAR

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: ADDITIONAL WALL SIGN

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? SAME COLOR SCHEME OF SGBNS TO

MAINT BUILDING - PLEASE SEE ENCLOSED LETTER

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? NO

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? SAME color

SCHEME - PLEASE SEE ENCLOSED LETTER

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. YES

**4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)**

OWNER OF SITE: JOHN RANIERI

ADDRESS: 811 INASONA AVE. E-MAIL: johnranieri29@yahoo.com

ARCHITECT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

CONTRACTOR: SEAN M & J P OF WISLONSEN

ADDRESS: 311 FOREST AVE. - SHEBOYGAN E-MAIL: bdunton@sigame.yofwi.com

**5. 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.

B.P. Dunton

APPLICANT'S SIGNATURE

9-20-2021

DATE

BREAN P. DUNTON

PRINT ABOVE NAME

The proposed signage on the North façade of the Four Of A Kind/Pasty Company building will allow for permanent signage so that customers can easily find the Sheboygan Pasty Co. retail location. The proposed signage on the East façade will allow customers to find both Four Of A Kind and Sheboygan Pasty Co. retail locations. Both businesses help provide Sheboygan with tourism, from the many years Four Of A Kind has been in business and the unique Niche market that Sheboygan Pasty Co. provides. With out signage customers will have a difficult time finding Sheboygan Pasty Co. I have also been told many times every year how customers have a difficult time finding Four Of A Kind if traveling down eighth street.

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: Sign Me Up of Wisconsin, LLC  
ADDRESS: 311 Forest Avenue – Sheboygan Falls, WI 53083  
E-MAIL ADDRESS: bdunton@signmeupofwi.com  
PHONE: (920) 550-0009

**2. OWNER INFORMATION**

OWNER OF SITE: Ranieri's Four of a Kind / Sheboygan Pasty Co  
ADDRESS: 811 Indiana Avenue  
PHONE: 920-457-0977 FAX NO: \_\_\_\_\_

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

NAME OF PROPOSED/EXISTING BUSINESS: Ranieri's Four of a Kind / Sheboygan Pasty Co  
ADDRESS OF PROPERTY AFFECTED: 811 Indiana Avenue  
USE OF PROPERTY: Restaurant  
TYPE OF SIGN: Wall sign

**1. CONFIGURATION OF PROPOSED SIGN: North elevation**

HEIGHT: 35.5" X WIDTH: 60" =TOTAL SQUARE FOOTAGE: 15

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 75

SETBACK: Wall mount

METHOD OF ATTACHMENT: Flush mount to building Exterior wall with anchor bolts and frame system

METHOD OF ILLUMINATION: non illuminated

SIGN MATERIALS: High Density Urethane, Enamel-based exterior Paint

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: **existing Four of a Kind HDU projecting sign and old Four of a Kind sign on West end of building**

BEFORE PROPOSED SIGN: 15 AFTER PROPOSED SIGN: 30

**2. CONFIGURATION OF PROPOSED SIGN: East elevation**

HEIGHT: 48" X WIDTH: 96" =TOTAL SQUARE FOOTAGE: **32**

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 150

SETBACK: Wall mount

METHOD OF ATTACHMENT: Flush mount to building Exterior wall with self-tapping anchors

METHOD OF ILLUMINATION: non illuminated sign panel....there is an existing Parking Lot light that will be on top of the sign for external illumination

SIGN MATERIALS: Aluminum composite sign panel, 4cp Laminated print

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: **no existing signs on the East elevation**

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 32

**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.

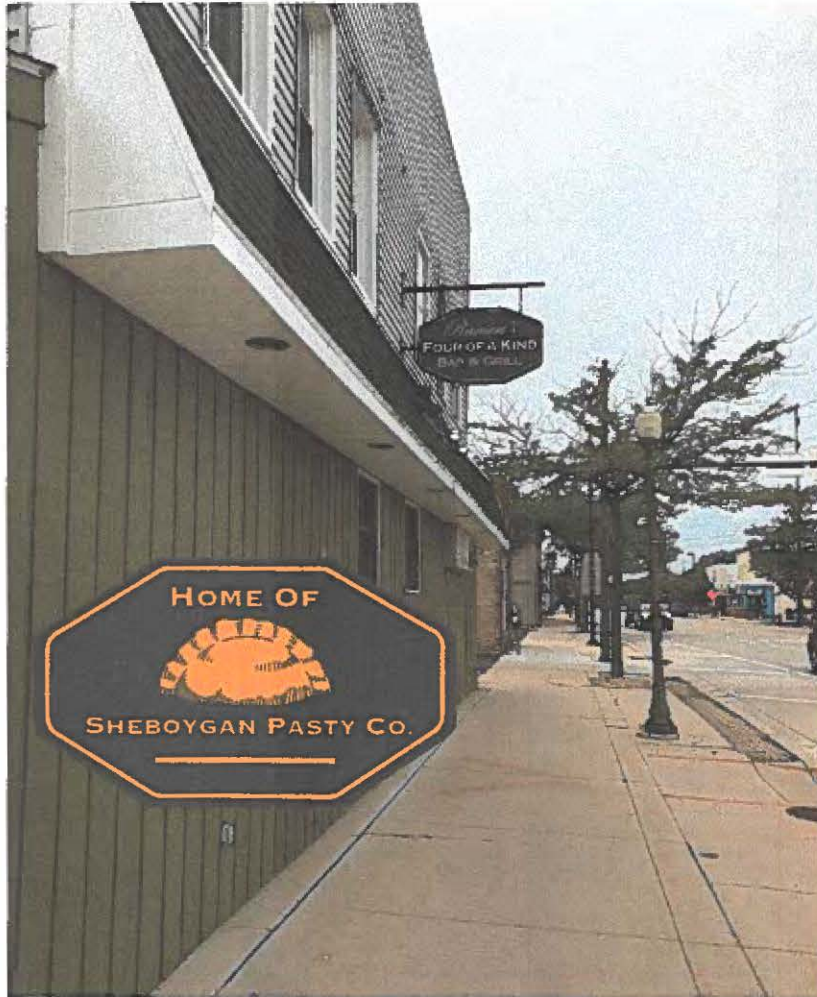
\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

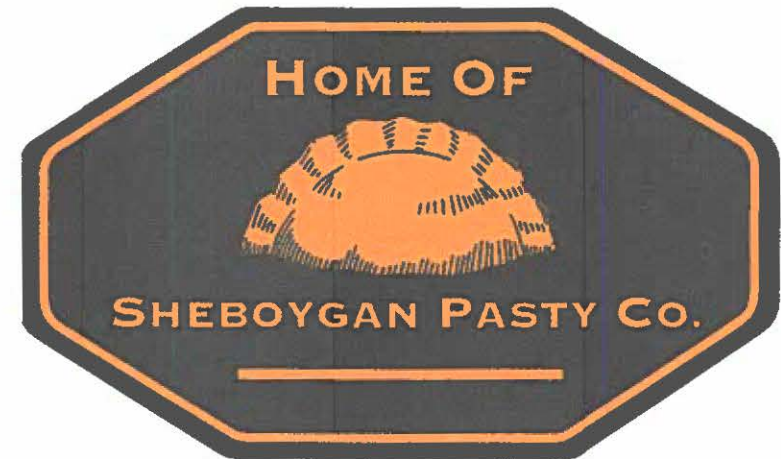
Brian Dunton  
PRINT ABOVE NAME

RANIERI'S FOUR OF A KIND  
Exterior Awnings and Signs- Front Door CONTINUED

NORTH



Remove Sheboygan Pasty Co. Banner and replace with a new HDU sign



35.5"x60" HDU Sign



311 Forest Ave,  
Sheboygan Falls  
(920) 550-0009

This is an original, unpublished drawing by Sign Me Up. It is for your personal use, in conjunction with a project being planned for you by Sign Me Up. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by another company, without the expressed written permission of Sign Me Up, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Sign Me Up will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or scale.

# RANIERI'S FOUR OF A KIND Exterior Awnings and Signs

# EAST

Remove Sheboygan Pasty Co. Banner  
Completely.

Add a 4'x8' alupanel sign in top right  
space of the building.



311 Forest Ave,  
Sheboygan Falls  
(920) 550-0009

This is an original, unpublished drawing by Sign Me Up. It is for your personal use, in conjunction with a project being planned for you by Sign Me Up. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by another company, without the expressed written permission of Sign Me Up, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Sign Me Up will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or scale.

ave



h results for 811...



Indiana Ave

Indiana Ave

Indiana Ave

Indiana Ave

59281301030

59281301000

59281300960

59281300960

59281300960

59281300960

59281300910

59281300900

59281301180

92532643

92532643

59281301040

59281301090

59281301130

59281301210

3 Degrees

40ft



POWER





PARCEL NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Marshall Sign  
ADDRESS: W6415 Oak View Ln E-MAIL: marshallsignkatie@wi.rr.com  
PHONE: (920) 526-3100 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Johnsonville  
ADDRESS OF PROPERTY AFFECTED: 3402 Crocker Ave  
LEGAL DESCRIPTION: Sausage Company

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: \_\_\_\_\_  
manufacturing

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

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

### 3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? \_\_\_\_\_

decorative post + panels

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? no

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? \_\_\_\_\_

decorative post + panels

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. yes

### 4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Johnsonville

ADDRESS: 3402 Cracker Ave. E-MAIL: SEngel@johnsonville.com

ARCHITECT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

CONTRACTOR: Marshall Sign

ADDRESS: 166415 Oak View Ln.

E-MAIL: marshallsignkatie@wi.rr.com

### 5. 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.

Katie Scholz  
APPLICANT'S SIGNATURE

10-5-21  
DATE

Katie Scholz  
PRINT ABOVE NAME

**RE: Variance for Johnsonville Sheboygan**

**3402 Crocker Ave., Sheboygan, WI 53081**

**10-5-21**

**Dear Mr. Sokolowski,**

**We would like to apply for a variance for Johnsonville. They are currently zoned urban industrial.**

**They are only allowed 9 sq. feet per directional sign.**

**Because they expect taller truck delivers and to stay consistent with their signage branding at their other locations they request to have bigger directional signs at 17 sq. feet to accompany their needs.**

**The sign will be the required normal setback of 12' from the property line.**

**Our goal is to provide Johnsonville with their needs so traffic runs smoothly and we hope that the city considers and approves our above requests. Thank you for your time.**

**Sincerely,**

**Katie Scholz**

**Marshall Sign**

**920-526-3100**

**marshallsignkatie@wi.rr.com**

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: Katie Scholz

ADDRESS: W6415 Oak View Lane Plymouth

E-MAIL ADDRESS: marshallsignkatie@wi.rr.com

PHONE: ( 920 ) 526-3100 FAX NO: ( )

**2. OWNER INFORMATION**

OWNER OF SITE: Johnsonville

ADDRESS: 3402 Crocker Avenue

PHONE: ( 920 ) 377-6692 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Johnsonville

ADDRESS OF PROPERTY AFFECTED: 3402 Crocker Avenue

USE OF PROPERTY: Sausage Manufacturing

TYPE OF SIGN: Directional Signage

DESCRIPTION OF PROPOSED SIGN: Post & Panel, Aluminum sign with vinyl to match Johnsonville colors.

\_\_\_\_\_

\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 7' X WIDTH: 4' = TOTAL SQUARE FOOTAGE: 28 sq. ft. per sign

AMOUNT OF PUBLIC STREET FRONTAGE: 918'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 640'

SETBACK: 25' from Crocker Ave.

METHOD OF ATTACHMENT: direct bury

METHOD OF ILLUMINATION: N/A

SIGN MATERIALS: Aluminum, Vinyl, Paint

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 84

**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.**

*Katie Scholz*  
**APPLICANT'S SIGNATURE**

10-19-21  
**DATE**

Katie Scholz  
**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.



**Johnsonville**  
FAMILY OWNED SINCE 1949

**SHIPPING &  
RECEIVING**



PRIVATE PROPERTY  
NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED

48 in



**Johnsonville**  
FAMILY OWNED SINCE 1949

**VISITOR  
ENTRANCE**



PRIVATE PROPERTY  
NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED



**Johnsonville**  
FAMILY OWNED SINCE 1949

**MEMBER  
ENTRANCE**



PRIVATE PROPERTY  
NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED



Property Line: Signs set 12' back

3402 Crocker Avenue - Sheboygan, Wi

★ Qty: 3 Post & Panel Directionals Signage







**CITY OF SHEBOYGAN**

**REQUEST FOR PLANNING COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use and Sign Permit with exceptions by Johnsonville Sausage to install new signage at 3402 Crocker Avenue. SI Zone.

---

**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

---

**REPORT DATE:** October 22, 2021

**MEETING DATE:** October 26, 2021

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

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Wisconsin Statutes:  
Municipal Code: N/A

**BACKGROUND / ANALYSIS:**

Johnsonville Sausage is proposing to install new directional signage at their facility located at 3402 Crocker Avenue. The applicant states:

- Johnsonville recently purchased the former Wigwam property and is presently converting it into a meat processing facility (Plan Commission approved Conditional Use Permit in February 2021).
- Johnsonville is proposing to install three (3), 17sf post and panel directional signs at their three (3) driveways located along Crocker Avenue.

The directional signs:

- Are 17sf (4 x 4.3) seven (7) feet tall, two (2) sided aluminum post and panel signs.
- Will be located by each of the three (3) driveways leading to and from the facility along Crocker Avenue.
- Advertise Johnsonville “Shipping and Receiving,” “Visitor Entrance” and “Member Entrance.”
- The proposed directional signage will stay consistent with their branding signage at their other locations.

**STAFF COMMENTS:**

Applicant is requesting the following exception:

To install 17.3sf directional signs - Maximum square footage of directional signs is 9sf.

Johnsonville is requesting 17sf directional signs because they expect numerous trucks throughout the day/week. Larger directional signs will better direct truck traffic to the loading docks instead to the visitor/employee parking lot and office area. The goal is to smooth traffic flow at their facility and to minimize truck interaction with visitor and/or employee onsite traffic.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use, exceptions and sign permits subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. Directional signs shall be located on private property and shall not create any pedestrian/vehicular conflicts.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

---

**ITEM DESCRIPTION:** Application for Conditional Use and Sign Permit with exceptions by Morgan Stanley to install new signage at 2124 Kohler Memorial Drive. SO Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

---

**REPORT DATE:** October 22, 2021

**MEETING DATE:** October 26, 2021

---

**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Marshall Sign is proposing to install a new wall sign for Morgan Stanley located in the multi-tenant facility located at 2124 Kohler Memorial Drive. The applicant states:

- Morgan Stanley would like the ability to install new signage on this office building in order to advertise their location to customers. The 63sf (3.3 x 19) internally lit individual letter sign is located on the west side of the front/south side of the building facing Kohler Memorial Drive. The sign advertises “Morgan Stanley.”

**STAFF COMMENTS:**

There is a temporary sign by the monument sign along Kohler Memorial Drive. Applicant shall remove this temporary sign advertising “James Calmes and Sons, Inc.” prior to sign permit issuance.

The applicant is requesting a variance to have three (3) wall signs – The maximum number of wall signs is two (2).

There are presently two (2) wall signs installed for HUB and Wisconsin Spine and Pain (approximately 9 tenants total). Staff does not object to the proposal.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use and exception subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Backdrop for individual letter sign shall match the color of the brick.
3. 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.
4. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
5. Prior to sign permit issuance, applicant shall remove temporary sign in front of the monument sign facing Kohler Memorial Drive advertising "James Calmes and Sons, Inc."

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.

PARCEL NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

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

## CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Katie Scholz

ADDRESS: 220 Young St., Glenbeulah, WI 53023 E-MAIL: marshallsignkatie@wi.rr.com

PHONE: ( 920 ) 526-3100 FAX NO. ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Morgan Stanley

ADDRESS OF PROPERTY AFFECTED: 2124 Kohler Memorial Dr. Suite 230

LEGAL DESCRIPTION: Wealth Planning

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_

Comprehensive wealth planning strategies for your life and legacy.

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

Same size and materials as existing signage.

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

Same size and materials as existing signage

**3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? \_\_\_\_\_

Matches building and previous signage cohesively.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? \_\_\_\_\_

No

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? \_\_\_\_\_

Matches all other signs on the building.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. \_\_\_\_\_

Yes

**4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)**

**OWNER OF SITE:** Morgan Stanley

**ADDRESS:** 2124 Kohler Memorial Dr. Suite 230 **E-MAIL:** Aristotle.Andon@morganstanley.com

**ARCHITECT:** N/A

**ADDRESS:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

**CONTRACTOR:** Marshall Sign

**ADDRESS:** 220 Young St., Glenbeulah, WI 53023 **E-MAIL:** marshallsignkatie@wi.rr.com

**5. 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.

*Katie Scholz*  
**APPLICANT'S SIGNATURE**

10/5/21  
**DATE**

Katie Scholz  
**PRINT ABOVE NAME**

**RE: Variance for Morgan Stanley Sheboygan**

**2124 Kohler Memorial Dr., Sheboygan, WI 53081**

**10-5-21**

**Dear Mr. Sokolowski,**

**We would like to apply for a variance for Morgan Stanley.**

**Currently the city only allows 2 signs at this location.**

**Morgan Stanley would like to stay consistent with the same look of the other 2 existing signs but a little smaller. These signs blend in with the buildings color and have raised individual dimensional letters for a little more professionalism. The sign will be flush wall mounted.**

**Our goal is to provide Morgan Stanley with their own sign we hope that the city considers and approves our above requests. Thank you for your time.**

**Sincerely,**

***Katie Scholz***

**Marshall Sign**

**920-526-3100**

**marshallsignkatie@wi.rr.com**

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: Katie Scholz

ADDRESS: W6415 Oak View Ln., Plymouth, WI 53073

E-MAIL ADDRESS: marshallsignkatie@wi.rr.com

PHONE: ( 920 ) 526-3100 FAX NO: ( )

**2. OWNER INFORMATION**

OWNER OF SITE: Morgan Stanley

ADDRESS: 2124 Kohler Memorial Dr. Suite 230

PHONE: ( 920 ) 208-5790 FAX NO: ( )

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

NAME OF PROPOSED/EXISTING BUSINESS: Morgan Stanley

ADDRESS OF PROPERTY AFFECTED: 2124 Kohler Memorial Dr. Suite 230

USE OF PROPERTY: Wealth Investments

TYPE OF SIGN: Wall Sign

DESCRIPTION OF PROPOSED SIGN: Individual Characters mounted to backer panel

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. CONFIGURATION OF PROPOSED SIGN:**

HEIGHT: 40" X WIDTH: 228" = TOTAL SQUARE FOOTAGE: 62.7 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: 285'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 125 linear feet

SETBACK: N/A

METHOD OF ATTACHMENT: Screws

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: Aluminum, Polycarbonate

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: \_\_\_\_\_ AFTER PROPOSED SIGN: 62.7 sq. ft.

**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.**

*Katie Scholz*  
**APPLICANT'S SIGNATURE**

10-15-21  
**DATE**

Katie Scholz  
**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.

2124 Kohler Memorial Dr. Suite 230 - Sheboygan, WI 53081

228 in

Morgan Stanley

40 in

Qty: 1


Raised Illuminated Dimensional Letters

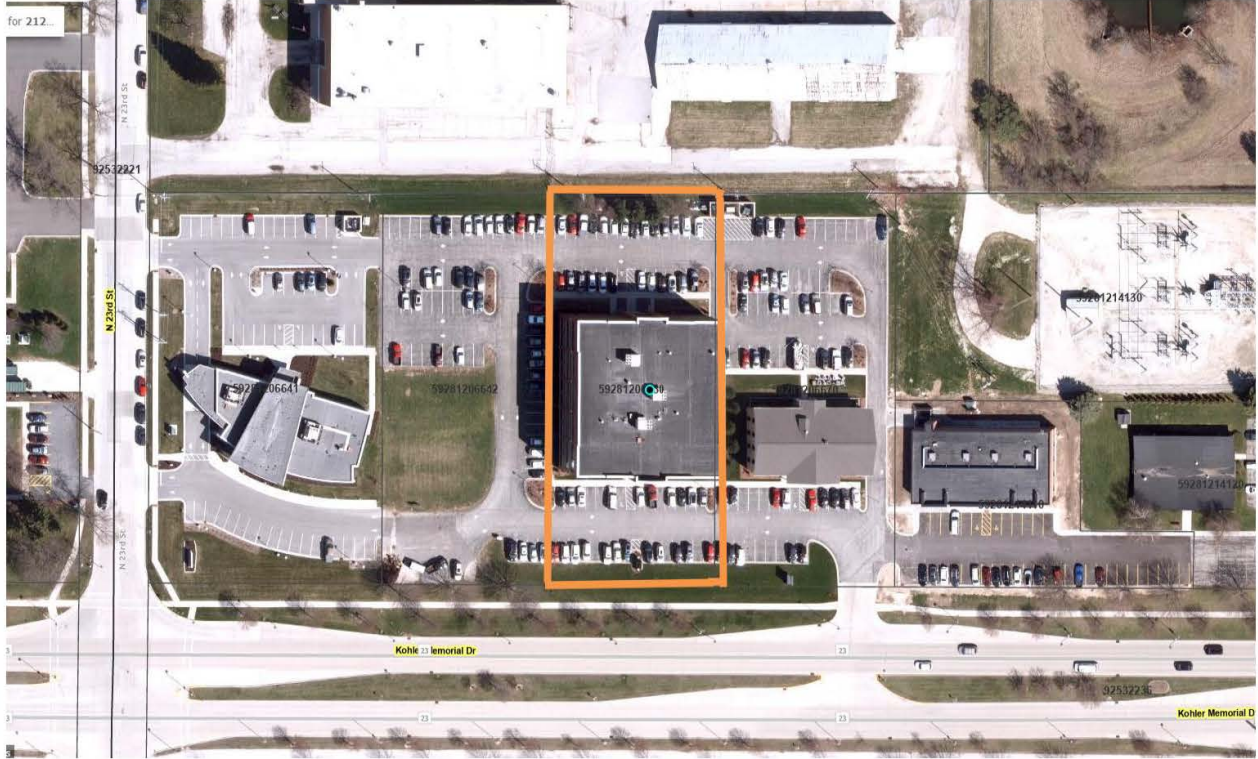
White Faces

Backdrop to match brick





-  Street Frontage: 285'
-  Building Frontage: 125'





**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Michael Reinbold to construct a new cremation retort addition to Reinbold-Novak Funeral Home located at 1535 S. 12th Street. NC Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** October 22, 2021

**MEETING DATE:** October 26, 2021

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**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Michael Reinbold is proposing to construct a new cremation retort addition to Reinbold-Novak Funeral Home located at 1535 S. 12th Street. The applicant states the following:

- The current use of the building at 1535 S. 12th Street, Sheboygan, Reinbold-Novak Funeral Home, has been used as a funeral home since 1929. It has two (2) chapels for visitations and funerals, three (3) conference rooms used for meeting with client families, a family lounge, five (5) restrooms, a resource center used for assisting client families with merchandise selections and a preparation room used for embalming, dressing, casketing and cosmetic application. On the second floor there are offices for the staff to conduct funeral home business and complete paperwork. In the lower level of the funeral home there is a walk-in cooler to hold bodies prior to cremation or to hold bodies for delayed services. There is also an attached garage and a detached garage that houses vehicles that are necessary in the operation of funeral business.
- The proposed addition was identified as a means to provide the publics need in death with burial vs cremation. There is not additional room/space to accommodate the retort and storage in the existing facility so the logical move would be an attached addition to the facility.
- Reinbold-Novak Funeral Home is proposing construction of an approximately 1,400sf (36 x 38) building addition to the northeast corner of the funeral home. The existing building is approximately 10,000sf. With the addition the new total square footage of the facility will be approximately 11,400sf.

The applicant states the following about the need for the retort addition and how such a service will benefit families they serve in our community:

- Cremation is a means of final disposition of a dead human body. Cremation is accomplished by placing the deceased in a casket or suitable container (usually constructed of reinforced cardboard) and introducing these contents into the cremation retort. The temperature in the retort is raised to the point of combustion and its contents are subjected to intense heat and flame. Through the use of natural gas, incineration of the container and its contents is accomplished, and all substances are consumed or driven off, except bone fragments (calcium compounds) and metal (including dental gold and silver and other non-human material) as the temperature is not sufficient to consume them. Following a cooling period, the cremated remains are then swept from the cremation chamber and processed to a powder and sand-like consistency. These cremated remains are then placed into an urn.
- Having the cremation retort located and operated in our facility will provide us with the most efficient and secure way to monitor the retort. The retort will be of very high quality/state of art and maintained by factory technicians, thus not becoming a nuisance to the surrounding area of the funeral home. The cremation retort will be operated by our staff who will be factory trained by the cremation retort manufacturer.
- The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort. With cremation being requested more often by families, they have a greater degree of expectation the cremation will be performed on site. We desire to add this service to our full-service funeral home so we may better serve families thus giving them the peace of mind that their loved one never leaves our care.
- Currently, and for the past 30-plus years we have had our cremations performed at Parkview Cremations in Fond du Lac. With the ever-increasing choice of final disposition being cremation, we would like to provide our client families with on-site cremation, providing them with additional peace of mind.
- As our business continues to grow and with the cremation rate increasing at our funeral home, we find it necessary and appropriate to add a cremation retort to our facility to better serve our client families. By granting the Conditional Use Permit, it will allow us to perform cremations on site and keep our business local.
- We are one of the few remaining locally owned and family operated funeral homes in the county. Since 1906, Reinbold-Novak Funeral Home has been a strong community partner. Our commitment is demonstrated through our involvement in the community, not only in the city of Sheboygan but county-wide as well. We enjoy being active in local business organizations, service clubs and churches.

The applicant states the following about the proposed building addition and architecture:

- The addition to their building that will house the cremation retort will complement the existing exterior of the building by using the same building materials and will be seamless with the rest of building. The addition will be located and attached to our existing facility

on the northeast corner. Only two (2) exterior walls and roof need to be constructed to enclose the roughly 1,400 square foot addition.

- The finishes chosen for the exterior match the existing double 4 siding in finish and configuration. The mansard style roof matches the existing structure and finish with shingles.
- Siding will match the existing double 4 in size, texture and finish color which is an off beige in appearance.
- The mansard roof will have the same texture and finish color as the existing shingled mansard it attaches to.
- There is an existing unit masonry retaining wall along the north elevation of the building which will continue along the proposed north addition and match in size, texture and finish colors. Landscaping will be added in this area to complement what is already there.
- In designing the roof system, it was decided to create a structure with interior roof drains, professionally designed and run to the existing underground storm sewer on S. 12th St.
- The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort. Very careful consideration was given to the location of the cremation retort addition. It is our goal that the addition is to be seamless with the existing building so we would maintain a consistent presence in our current location. We are using Mike Koenig Construction, a reputable local contractor, along with other local contractors to construct the addition. We are making a concerted effort to use local contractors for this project so we can further strengthen our local economy.

#### **STAFF COMMENTS:**

Presently the property is made up of two (2) parcels (Parcel #'s 59281307240 and 59281307250 ). The applicant will be required to combine these parcels prior to issuance of a building permit.

The Plan Commission should have the applicant address the following:

- How tall will the retort stack be? How many feet of the retort stack will be seen above the roofline? Appears that you may be able to see approximately five (5) feet of the stack from 12<sup>th</sup> Street.
- How will the applicant insure that there will not be any nuisance issues with the proposed retort with regards to noise, smells, vibration, etc.?

Applicant is requesting the following variances:

- Applicant is requesting 27 parking stalls – Minimum parking spaces required is 38 (a minimum of one space per 300sf of floor area –  $300\text{sf} / 11,400 = 38$  parking spaces).

The funeral home has been operating for many decades with-out any effect on local traffic and street use with the existing 27 spaces now available. The proposed addition

does not burden the parking any more than a standard funeral. In addition, there is a City parking lot directly across the street to the west of the funeral home that has approximately 30 parking spaces.

- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

### **ACTION REQUESTED:**

Staff recommends approval of the conditional use and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. and shall not create any nuisances. If the retort is causing any nuisances in this neighborhood, this conditional use permit can again be reviewed by the City of Sheboygan Plan Commission
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. If dumpsters are to be used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets (except those areas granted an exception).
11. Proposed and future signage at this site will be individual letter signs (no flat panel or interior lit cabinet signs). Applicant shall work with staff with regards to constructing a well-designed signage 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.
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

14. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
15. 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, grading, etc.).
16. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
20. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
21. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
22. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
23. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
24. Building permits shall be issued only at such time as the applicant can provide documentation that the lots have been combined into one (1) parcel which has been officially recorded by Sheboygan County.
25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
26. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments

PARCEL NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

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

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905  
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: Michael D. Reinbold

ADDRESS: 1535 S. 12<sup>th</sup> St., Sheboygan, WI 53081 E-MAIL: mike@reinboldfh.com

PHONE: (920) 452- 7711 FAX NO. (920) 451-2021

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

NAME OF PROPOSED/EXISTING BUSINESS: Reinbold-Novak Funeral Home

ADDRESS OF PROPERTY AFFECTED: 1535 S. 12<sup>th</sup> St., Sheboygan, WI 53081

LEGAL DESCRIPTION: Parcel #59281307240 and 59281307250 Assessment  
subdivision Number 19 Lots 14,15 and 16 Block 8

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BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Funeral Home

The current use of the building at 1535 S. 12<sup>th</sup> Street, Sheboygan, Reinbold-Novak Funeral Home, has been used as a funeral home since 1929. The funeral home has two chapels for visitations and funerals, three conference rooms used for meeting with client families, a family lounge, five restrooms, a resource center used for assisting client families with merchandise selections and a preparation room used for embalming, dressing, casketing and cosmetic application. On the second floor there are offices for the staff to conduct funeral home business and complete paperwork. In the lower level of the funeral home there is a walk-in cooler to hold bodies prior to cremation or to hold bodies for delayed services. There is also an

October 1, 2021

Planning and Development Department  
828 Center Avenue Suite 208  
Sheboygan, WI 53081

To Whom It May Concern:

The purpose of this letter is to inform you of what cremation is, why we find it necessary to add this service locally for the families we serve and how it will benefit our community.

The current use of the building at 1535 S. 12th Street, Sheboygan, Reinbold-Novak Funeral Home, has been used as a funeral home since 1929. The funeral home is approximately 10,000 square feet. It has two chapels for visitations and funerals, three conference rooms used for meeting with client families, a family lounge, five restrooms, a resource center used for assisting client families with merchandise selections and a preparation room used for embalming, dressing, casketing and cosmetic application. On the second floor there are offices for the staff to conduct funeral home business and complete paperwork. In the lower level of the funeral home there is a walk-in cooler to hold bodies prior to cremation or to hold bodies for delayed services. There is also an attached garage and a detached garage that houses vehicles that are necessary in the operation of funeral business.

The following information is a detailed description of the proposed operation. Cremation is a means of final disposition of a dead human body. Cremation is accomplished by placing the deceased in a casket or suitable container (usually constructed of reinforced cardboard) and introducing these contents into the cremation retort. The temperature in the retort is raised to the point of combustion and its contents are subjected to intense heat and flame. Through the use of natural gas, incineration of the container and its contents is accomplished, and all substances are consumed or driven off, except bone fragments (calcium compounds) and metal (including dental gold and silver and other non-human material) as the temperature is not sufficient to consume them. Following a cooling period, the cremated remains are then swept from the cremation chamber and processed to a powder and sand-like consistency. These cremated remains are then placed into an urn.

The addition to our building that will house the cremation retort will complement the existing exterior of the building by using the same building materials and will be seamless with the rest of building. The addition will be located and attached to our existing facility on the northeast corner. Only two exterior walls and roof need

to be constructed to enclose the roughly 1300 square foot addition. The addition will be constructed by the following means:

- The finishes chosen for the exterior match the existing double 4 siding in finish and configuration. The mansard style roof matches the existing structure and finish with shingles.
- The structure will match the existing in wood framing and meet all codes.
- In designing the roof system, it was decided to create a structure with interior roof drains, professionally designed and run to the existing underground storm sewer on S. 12th Street. With this design, although the area being excavated for the addition is currently asphalt, we would not be contributing to the storm run off to the alley way along the east lot line.

There will be little impact if any, to our current twenty-seven vehicle on-site parking allotment. The number of vehicles coming and going from our funeral home will be decreased because the cremations will be performed on site. This addition will house the cremation retort, storage room and additional refrigeration. The property is also adequately served by public utilities. Our existing funeral home facility is roughly 10,000 square feet.

Very careful consideration was given to the location of the cremation retort addition. It is our goal that the addition is to be seamless with the existing building so we would maintain a consistent presence in our current location. We are using Mike Koenig Construction, a reputable local contractor, along with other local contractors to construct the addition. We are making a concerted effort to use local contractors for this project so we can further strengthen our local economy.

The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort. With cremation being requested more often by families, they have a greater degree of expectation the cremation will be performed on site. We desire to add this service to our full-service funeral home so we may better serve families thus giving them the peace of mind that their loved one never leaves our care.

We are requesting a locational variance for landscaping and parking variance.

1. Parking: depending on the requirements for this application, the facility has been operating without any effect on local traffic and street use with the existing 27 spaces now available. The proposed addition does not burden the parking in any way.
2. Locational Landscaping: the requested variance is to allow for flexibility in meeting the required landscape point system. With the limited green space around the building, we request the flexibility to provide the required landscape outside the general limits.

At Reinbold-Novak Funeral Home we are experiencing over fifty percent of the families that we are privileged to serve, select cremation as a final disposition.

Currently, and for the past thirty-plus years we have had our cremations performed at Parkview Cremations in Fond du Lac. With the ever-increasing choice of final disposition being cremation, we would like to provide our client families with on-site cremation, providing them with additional peace of mind.

Having the cremation retort located and operated in our facility will provide us with the most efficient and secure way to monitor the retort. The retort will be of very high quality/state of art and maintained by factory technicians, thus not becoming a nuisance to the surrounding area of the funeral home. The cremation retort will be operated by our staff who will be factory trained by the cremation retort manufacturer.

As our business continues to grow and with the cremation rate increasing at our funeral home, we find it necessary and appropriate to add a cremation retort to our facility to better serve our client families. By granting the Conditional Use Permit, it will allow us to perform cremations on site and keep our business local. We are one of the few remaining locally owned and family operated funeral homes in the county. Since 1906, Reinbold-Novak Funeral Home has been a strong community partner. Our commitment is demonstrated through our involvement in the community, not only in the city of Sheboygan but county-wide as well. We enjoy being active in local business organizations, service clubs and churches. For over thirty years we have been proud to give back to our community through our "Coats for Kids" coat drive, that to date has collected over 25,000 coats. These coats have been distributed to those in need throughout the county by our local Salvation Army. Also, for over thirty years we have invited the community to our "Handling the Holidays" program. This is a program that assists people in healing after the loss of a loved one, held annually at the Blue Harbor Conference Center.

Very careful consideration was given to the location of the cremation retort addition. There are other funeral homes in the area that operate cremation retorts. Ballhorn Chapels in downtown Sheboygan also operates a cremation retort at its location without its operation being an issue. Zimmer Funeral Home in Howards Grove also operates a cremation retort at its location without its operation being an issue.

It is our goal that the addition to our funeral home be seamless with the existing building so we would maintain a consistent presence in our current location. The property will continue to be used as a funeral home as it has been for the past ninety-plus years, with the addition of a cremation retort.

Thank you for your consideration,

Michael D. Reinbold

Project Name and Address:

Reinbold-Novak Funeral Home  
1535 S 12<sup>th</sup> Street  
Sheboygan, WI 53081

Parcel Information:

- The parcel is defined as tax parcels 59281307240 & 59281307250 and are in the process of being combined.
- It is defined as Subdivision 19, Lots 14, 15 and 16 Block 8 Assessment Subdivision 19
- The entire lot areas total approximately .58 acres, 25,700 ft sq

Zoning Classification/Zoning Requirements: Neighborhood Commercial (NC) District

- Minimum setbacks; Building to front street or side lot line; 0'
- Building to residential side lot 0'
- Building to residential rear lot line, 20'
- Building to non-residential side lot line; 0'
- Maximum building height 20'
- **27 off street parking spaces available.\***

\*Bold text defines variance to be requested, see variance description.

Existing Site Conditions/Land Use

- Currently Reinbold-Novak Funeral Home and is to remain the same

Proposed Land Use/Lot Coverage Site Data

- The proposed addition is 36'-4" x 38'-2" and closes in the NE corner of the existing building.
- Building height is approximately 17'-6" when measured from the NE corner of the proposed addition due to the grade drop off. It matches the height of the existing building at attachment.
- The existing site is predominately asphalt and concrete to the rear and side lots of the property.
- The front of the building adjacent to S. 12<sup>th</sup> Street is a combination of sidewalk, entrance walk and a small narrow strip of lawn with planters.

Site Selection:

- Existing services as a funeral home are located and intended to remain on site.

Landscape Requirements:

- Landscape plan to comply with the requirements of Section 15.105 and the subsequent point values required. \*

\*Locational landscape variance to be requested, see variance description.

Performance Standards /Potential Nuisances:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-TBD to ensure the addition will not become a nuisance to neighboring property owners

#### Site Lighting:

- Site lighting will be limited to wall mounted fixtures at each garage door and along the north elevation adjacent to the north drive.
- No pole lighting provided.

#### Architecture:

- The proposed addition was identified as a means to provide the public's need in death with burial vs cremation. There is not any additional room or space to accommodate the retort and storage in the existing facility so the logical move would be an attached addition to the facility.
- The finishes chosen for the exterior match the existing double 4 siding in finish and configuration. The mansard style roof matches the existing structure and finish with shingles.
- The structure will match the existing in wood framing and meet all codes.
- In designing the roof system, it was decided to create a structure with interior roof drains, professionally designed and run to the existing underground storm in 12<sup>th</sup> street. With this design, although the area being excavated for the addition is currently asphalt, we would not be contributing to the storm run off to the alley way along the east lot line.
- There will be a narrow planting area as an extension to the existing retaining wall along the north side of the addition matching the existing wall.

#### Variance Request:

1. Parking
  2. Locational Landscaping
- 
1. Parking; depending on the requirements for this application, the facility has been operating with-out any effect on local traffic and street use with the existing 27 spaces now available. The proposed addition does not burden the parking any more than a standard funeral.
  2. Locational Landscaping; the requested variance is to allow for flexibility in meeting the required landscape point system. With the limited green space around the building, we request the flexibility to provide the required landscape outside the general limits.



## Description of Proposed Addition to the Reinbold-Novak Funeral Home

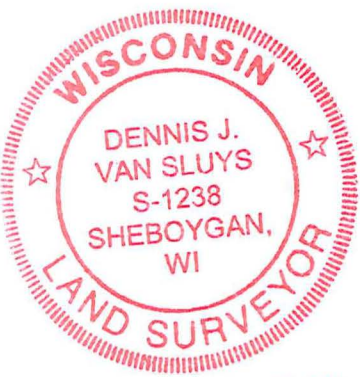
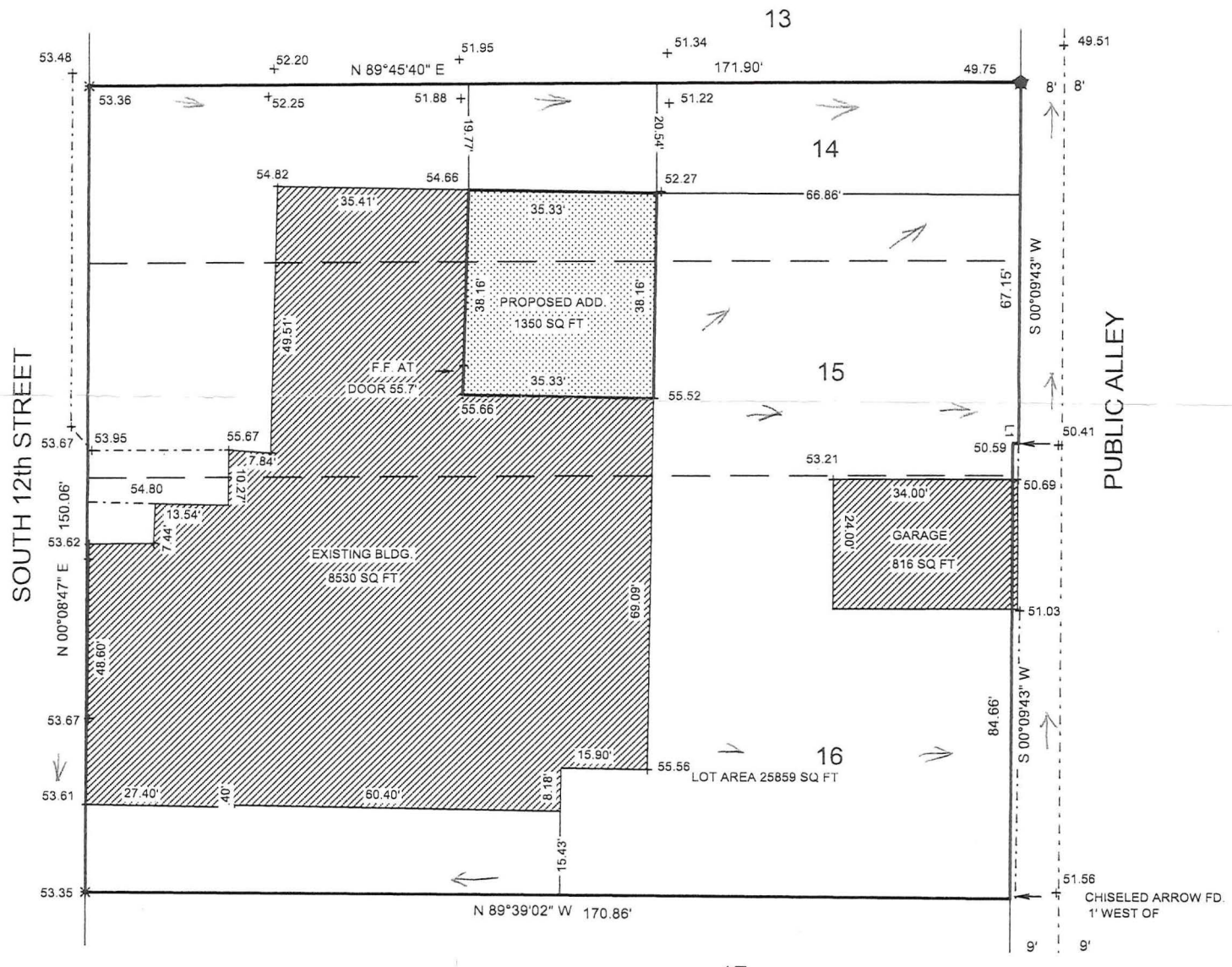
### Materials:

- Siding will match the existing double 4 in size, texture and finish color which is an off beige in appearance.
- The mansard roof will have the same texture and finish color as the existing shingled mansard it attaches to.
- There is an existing unit masonry retaining wall along the north elevation of the building which will continue along the proposed north addition and match in size, texture and finish colors.
- The existing foot-print of the building is 10,013 ft sq with the addition at 1,387 ft sq or 11,400 ft sq

Note, all finishes were chosen to match the existing structure and finishes in keeping with the theme of the building. There is not a relationship to other buildings adjacent or on the block to the finish theme. Most buildings are a combination of single family to the south on 12<sup>th</sup> street, rental and or commercial use in the close proximity of the block on 12<sup>th</sup> Street and residential across the alley to the east.

D & H LAND SURVEYS LLC  
 1628 GEORGIA AVENUE  
 SHEBOYGAN, WISCONSIN

1535 S. 12th STREET  
 PARCELS 59281307240 AND 59281307250  
 BEING LOT 14, 15 AND 16 OF BLOCK 8 ASSESSMENT SUBDIVISION NO. 19  
 CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



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 IF SEAL IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

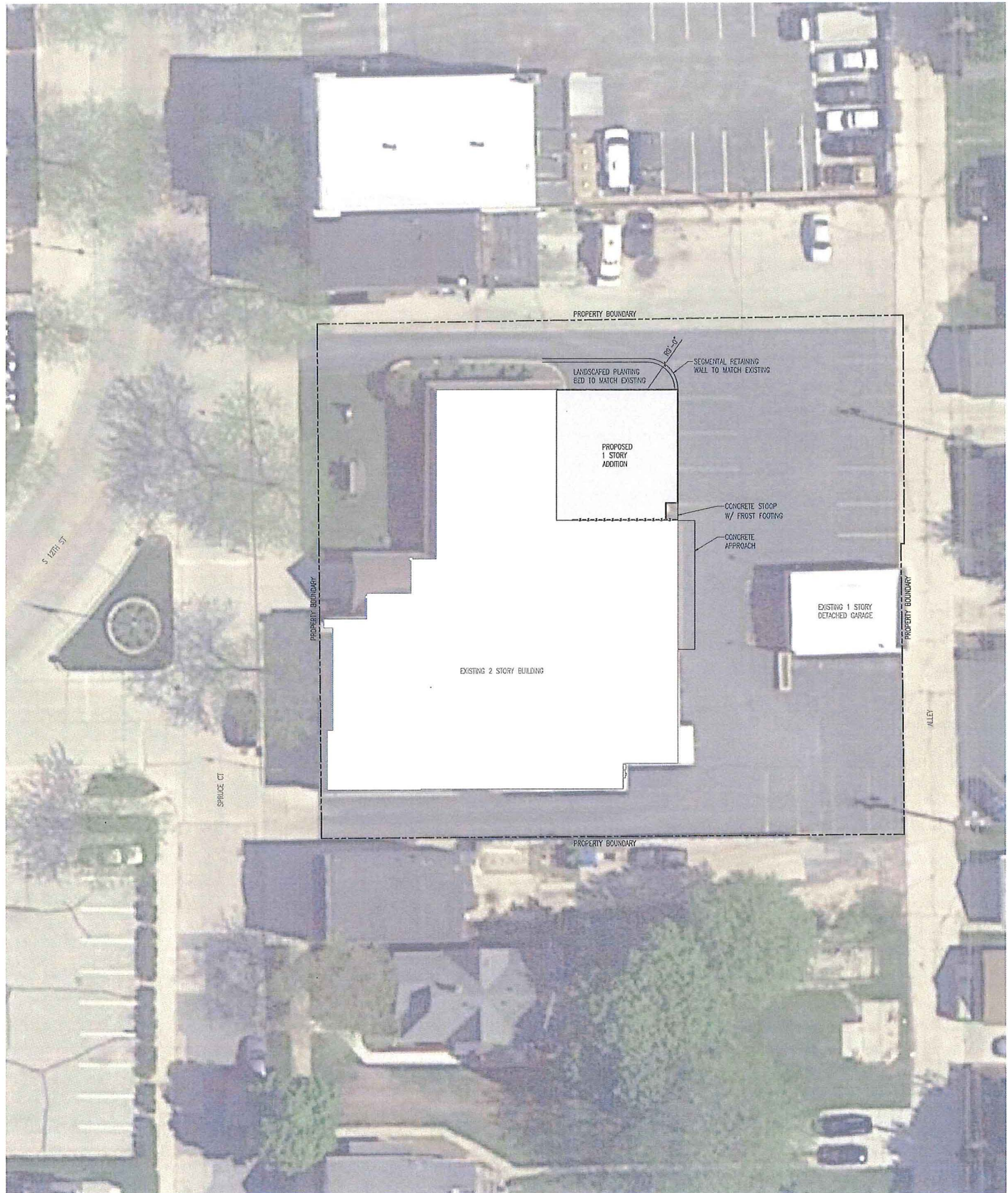
*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238

Dated this 7th day of September, 2021.

LINE	BEARING	DISTANCE
L1	S 89°49'40" W	1.00

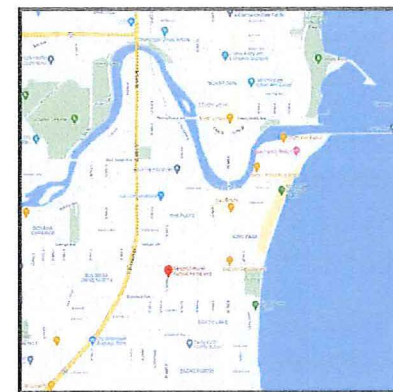


- + = EXISTING GRADE CITY DATUM
- ⬤ = 1" IRON PIPE FOUND
- ✕ = CHISELED CROSS FOUND
- ← = CHISELED ARROW FOUND



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

Project Location Map



Code and Zoning Information

2018 Wisconsin Commercial Building Code  
 Existing Funeral Parlor, Assembly Occupancy, Group A-3, Unseparated to Accessory Uses.  
 Existing Garage Alteration, Enclosed Garage Occupancy, Group S-1 - Separated Use, w/ Fire Wall  
 New Crematorium Addition, Accessory Storage Occupancy to Funeral Parlor, Group S-1

Fire Separations: 3 Hour Fire Barriers per Table 707.3.10. Existing Property Consists of One Contiguous 30,698 sq ft Construction Separated into Two Fire Areas by 3 Hour Fire Walls with areas less than 12,000 sq ft per IBC 903.2.1.3  
 Zoning: City of Sheboygan Ordinances  
 Type of Construction: 1 Story Addition, Type VB, Un-protected - Un-Sprinklered, Un-Separated from Existing Funeral Parlor Construction.  
 First Floor Existing Garage S-1 Building 1,166 sq ft - Fire Area 1  
 First Floor Existing Funeral Parlor A-3 7,363 sq ft - Fire Area 2  
 New Addition 1,350 sq ft - Fire Area 2  
 This is an Addition to an Existing Type VB area that is Separated from the remaining building with a 3 Hour Fire Wall  
 Fire Area 1: 1,166 sq ft.  
 Fire Area 2: 8,713 sq ft.

Allowable Area: 8,955 sq ft Including Frontage Increase per IBC Worksheets.  
 Occupant Load: (Occupant Loads taken from Posted Loads on Existing Drawings and Calculations of Accessory Areas)  
 Existing Building 230 Persons (Not Greater than 299 Persons)  
 New Addition Occupant Load by Calculation: 5 persons.  
 Exiting:  
 New First Floor Addition: Required Aggregate Exit Width: 32' Clear, Actual: 73'  
 Toilet Rooms: (Plumbing Toilet Fixture Count Remains Unchanged, No significant Change in Occupant Load.)  
 Existing: Men - 1 Toilets, 0 Urinals, 1 Lavatories  
 Women - 1 Toilets, 1 Lavatories  
 Unisex - 1 Toilets, 1 Lavatories  
 0 Drinking Fountain, 1 Service Sinks  
 Net New: No New Toilet Room Fixtures.  
 Parking Requirements: (No Changes to Existing Parking)  
 Existing Parking Stalls: 25 Total: 48 Regular, 1 ADA w/ 1 Van Accessible  
 ADA Access Route:  
 Existing Barrier Free Entrance and Toilet Rooms to Remain Unchanged.

Drawing Sheet Index  
 Architectural

- A001 Coversheet and Site Plan
- A100 First Floor and Partial Roof Demolition Plans
- A200 First Floor Plan
- A210 Roof Plan
- A500 Exterior Elevations, Building Sections, Schedules

Plumbing, HVAC and Electrical - Design Build

Project Team

Architect  
 Foundation Architects, LLC  
 Craig Eide, AIA (414) 403-3433  
 craig@foundationarchitects.com

Structural Engineer

Integrated Structural Engineering, LLC  
 Peter Bartnik (920) 470-3119  
 pete@ise-llc.net

Plumbing, HVAC and Electrical - Design Build By Others

Contractor

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Proposed Addition  
 Reibold-Retke Funeral Home  
 1535 South 12th Street  
 Sheboygan, Wisconsin 53081

REVISIONS  
 CONSTRUCTION DOCUMENTS  
 DATE: 10-08-2021  
 SHEET TITLE: SITE PLAN  
 SHEET NUMBER: A001

architecture : interior design  
**FOUNDATION**

### DOOR SCHEDULE

DOOR #	ROOM #	ROOM NAME	SIZE (W x H)	TYPE	MAT'L	FINISH	GLASS	FRAME MAT'L	FRAME FINISH	RATING	NOTES
005	005	CORRIDOR	EXST 3'-0" X 7'-0"	EXST	EXST	EXST	-	EXST	EXST	-	-
013	013	CORRIDOR	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
014.1	014	GARAGE	4'-0" X 7'-0"	B	HM	PAS-1	-	STL1	PAS-1	180 MIN	2
014.2	014	GARAGE	10'-0" X 8'-0"	D	STL	DK BRNZ	-	-	DK BRNZ	-	4
014.3	014	GARAGE	18'-0" X 8'-0"	D	STL	DK BRNZ	-	-	DK BRNZ	-	4
015	015	PASSAGE	3'-6" X 7'-0"	B	ALUM	DK BRNZ	1" IG	AL1	DK BRNZ	-	3
016	016	RETORT ROOM	4'-0" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
017	017	STORAGE	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
018.1	018	COOLER ROOM	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1
018.2	018	COOLER ROOM	3'-6" X 7'-0"	A	WD	STN-1	-	STL1	PAS-1	-	1

GENERAL NOTES:  
\* REFER TO A3/A500 FOR FRAMETYPE ELEVATIONS.

NOTES:  
1 FIGURED OAK DOOR WITH BUTTS AND PASSAGE FUNCTION LEVER LOCKSET.  
2 FIRE RATED DOOR AND FRAME ASSEMBLY WITH BUTTS, PASSAGE FUNCTION LEVER LOCKSET AND CLOSER.  
3 NARROW STILE ALUMINUM ENTRANCE DOOR WITH BUTTS, KEYS CYLINDER, CLOSER AND INTERIOR CRASH BAR AT GURNEY HEIGHT, VERIFY, BASIS OF DESIGN: KAWNEER  
4 INSULATED STEEL OVERHEAD DOOR WITH OPERATOR.

architecture : interior design  
**FOUNDATION**

### MATERIAL SCHEDULE

CODE	PRODUCT	DESCRIPTION	MANUFACTURER
CAST-IN-PLACE CONCRETE - DIVISION 3			
SCONC-1	Concrete - Sealer	Clear	3M
ARCHITECTURAL WOODWORKING - DIVISION 6			
PLAM-1	Plastic Laminat	Counter top, Color TBD as selected by Owner	TBD
PLAM-2	Plastic Laminat	Base Cabinets, Color TBD as selected by Owner	TBD
RESILIENT FLOORING - DIVISION 9			
RB-1	Resilient Base	*Color to match existing building standard, Vinyl - 4" High Cove	Match Existing
PAINT - DIVISION 9 (Room Finish Schedule designations: PAF=FLAT, PAS=SEMI-GLOSS, PAT=SATIN)			
PA-1	Point	* White wall color to match existing building standard	Match Existing
PA-2	Point	* White ceiling color to match existing building standard	Match Existing
STN-1	Stain	* Custom color to match Owner sample	-

architecture : interior design  
**FOUNDATION**

### ROOM FINISH SCHEDULE

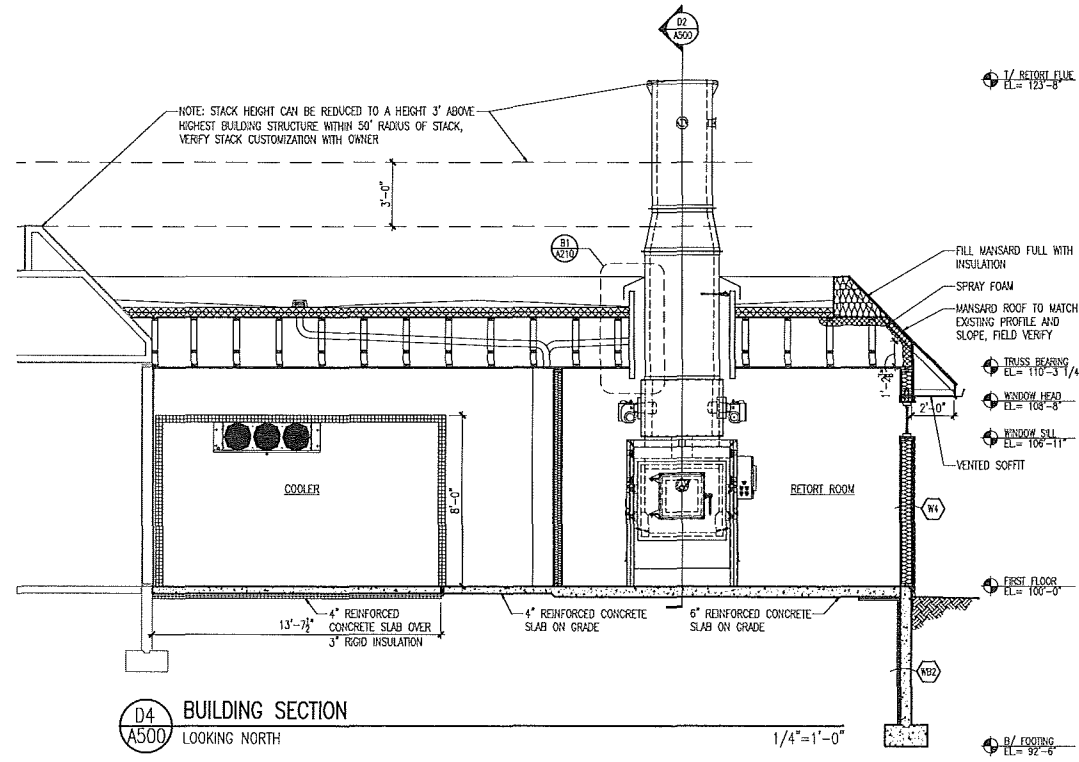
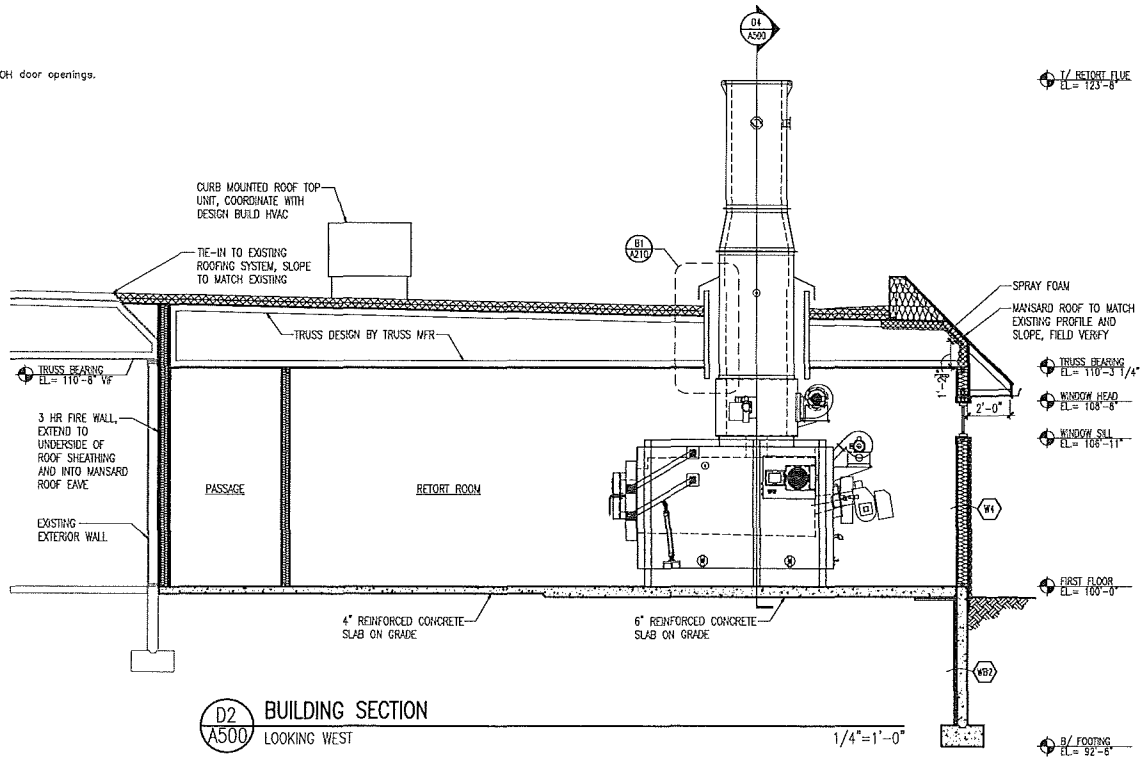
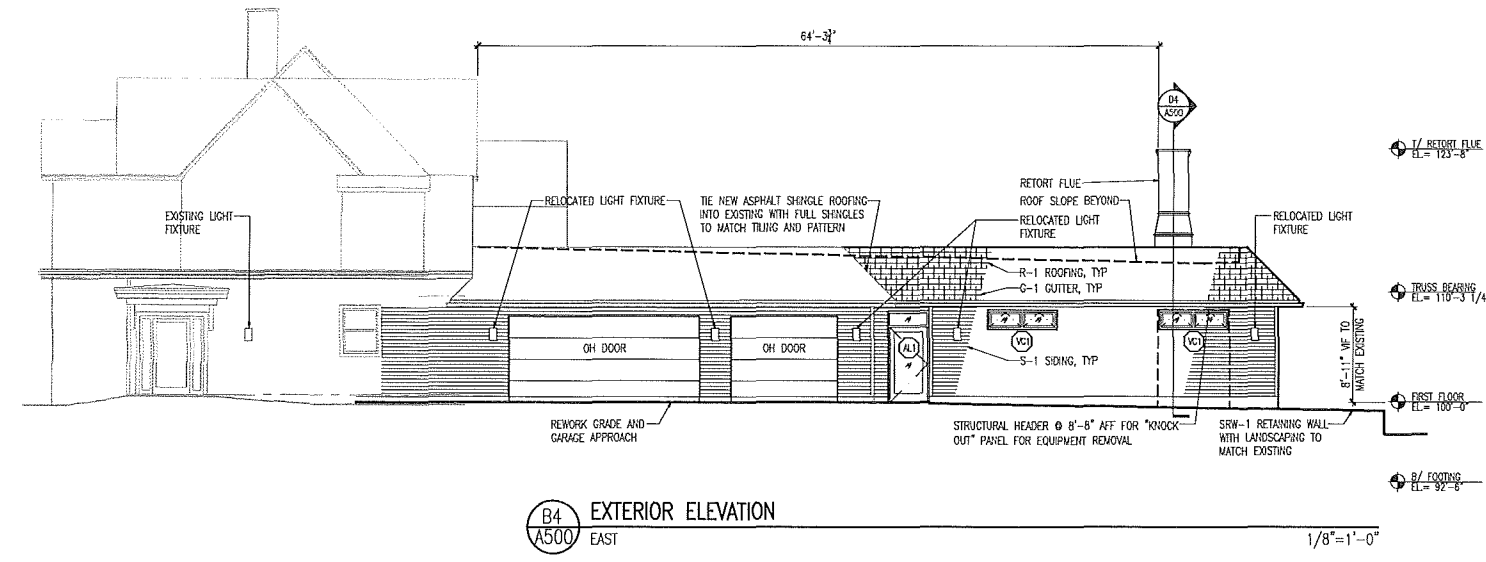
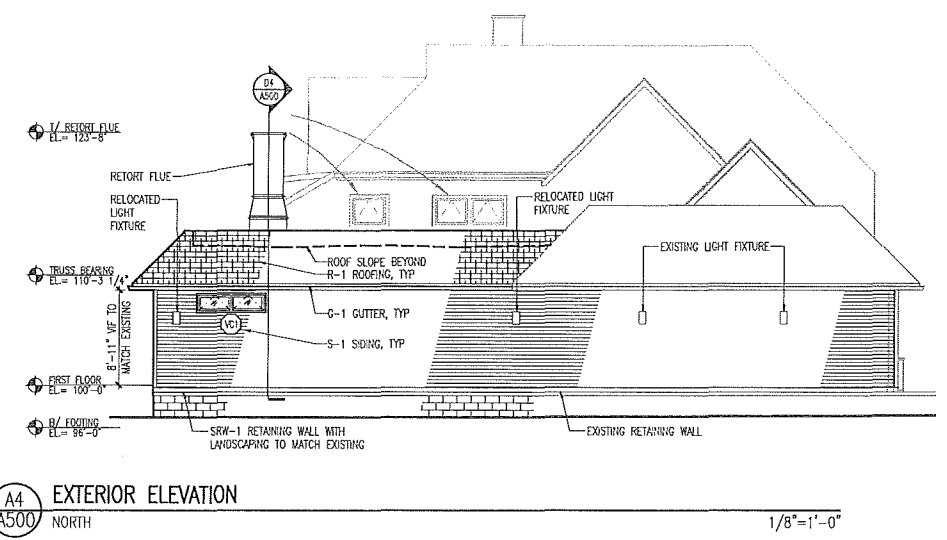
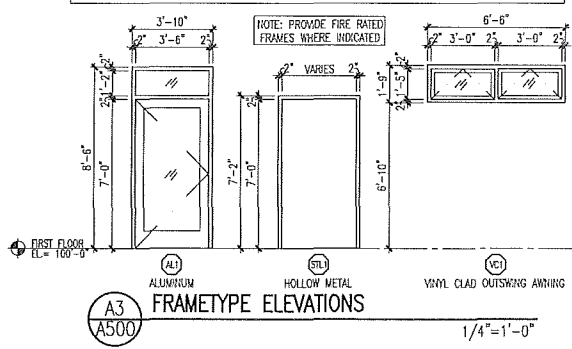
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	NORTH	EAST	SOUTH	WEST	CEILING	TYPE	NOTES
FIRST FLOOR											
14	GARAGE	EXST	EXST/RB-1	EXST/GYP BD	PAT-1	PAT-1	EXST	EXST	EXST	PAF-2	2
15	PASSAGE	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	
16	RETORT ROOM	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	
17	STORAGE	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	
18	COOLER ROOM	SCONC-1	RB-1	GYP BD	PAT-1	PAT-1	GYP	GYP	PAF-2	1	

- GENERAL NOTES**
- Provide transition strips at all changes in floor finish.
  - PAF = Point with Flat Finish, PAT = Point with Satin Finish, PAS = Point with Semi-Gloss Finish, PAG = Point with Glass Finish
  - All exposed ductwork, hangers, supports and conduit is to be painted.
  - All hollow metal doors and frames to be painted per door schedule.
  - All wood doors to receive stain per door schedule.
  - All interior wood window casing to be painted PAS-1.

- ROOM FINISH NOTES**
- Provide PLAM-1 counter top w/PLAM-2 base cabinets.
  - Patch wall and base to match existing finishes at reconfigured GH door openings.

**EXTERIOR ELEVATION - MATERIALS LEGEND**

- S-1: DOUBLE 4 VINYL SIDING W/ MATCHING CORNER AND J-TRIMS. COLOR: LIGHT TAN TO MATCH EXISTING
- R-1: ARCHITECTURAL ASPHALT SHINGLE ROOFING, COLOR: BROWN TO MATCH EXISTING
- SRW-1: SEGMENTAL RETAINING WALL, COLOR: TAN TO MATCH EXISTING
- SOFFIT AND FASCIA: ROLLEX OR EQUAL, COLOR: BRONZE TO MATCH EXISTING
- G-1: ALUMINUM "K" STYLE GUTTER TO MATCH EXISTING, COLOR: BRONZE TO MATCH EXISTING
- OS-1: ALUMINUM DOWNSPOUT, COLOR: TAN TO MATCH EXISTING



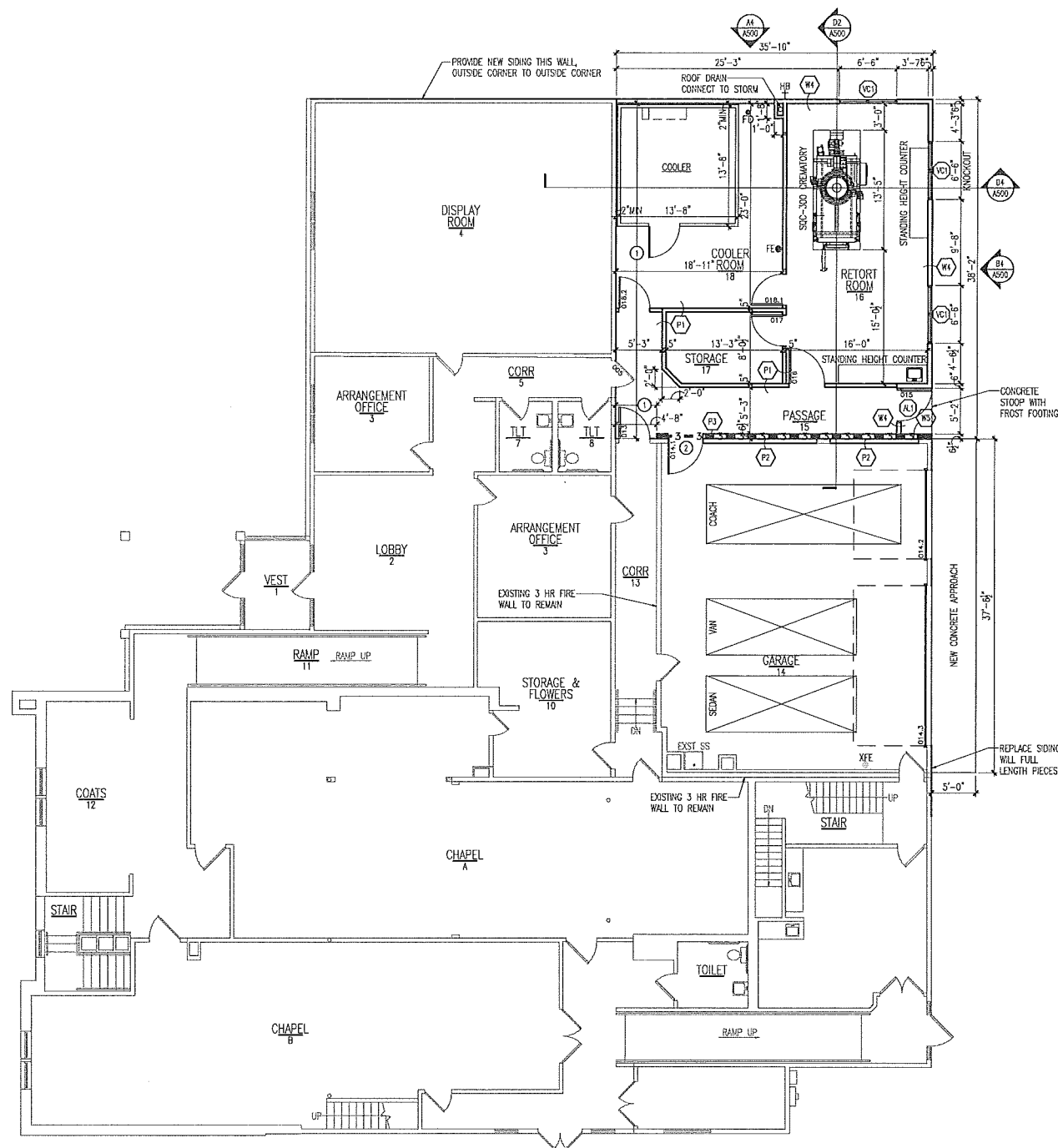
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**Proposed Addition**  
**Reinbold-Retke Funeral Home**  
 1535 South 12th Street  
 Sheboygan, Wisconsin 53081

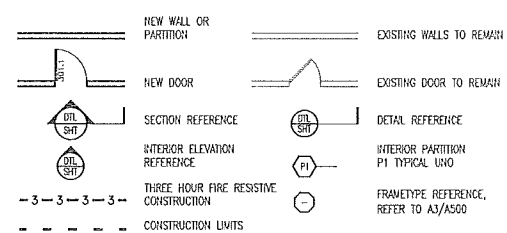
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21021  
DATE  
10-08-2021  
SHEET TITLE  
EXTERIOR ELEVATIONS,  
BUILDING SECTIONS  
SHEET NUMBER  
**A500**





FIRST FLOOR PLAN  
1/8"=1'-0"

FLOOR PLAN - SYMBOLS LEGEND



FLOOR PLAN - GENERAL NOTES

- A. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.
- B. PROVIDE TEMPERED GLASS IN ALL DOORS AND WHERE REQUIRED BY CODE.
- C. EXTEND ALL NEW SOUND PARTITIONS AND FIRE RATED PARTITIONS FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE AND SEAL PERIMETER AND PENETRATIONS TO MATCH FIRE RATING REQUIREMENTS.
- D. REFER TO DESIGN BUILD PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.

INTERIOR PARTITION LEGEND

- PARTITION GENERAL NOTES:
1. REFER TO SPECIFICATION FOR WALL BOARD TYPES BASED ON USE.
  2. ALL SOFFITS AND BULKHEADS TO BE PARTITION TYPE P4 U.I.O.
  3. EXTEND ALL NEW PARTITIONS FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE AND SEAL PERIMETER AND PENETRATIONS TO MATCH FIRE RATING REQUIREMENTS.
- P1 SOUND PARTITION: 2x4 WD STUDS @ 16" O.C. W/ 3" SOUND ATTENUATION INSUL & 1/2" GYP BD EA FACE. EXTEND FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE. PROVIDE SEALANT AT ALL GYP BD PERIMETERS AND PENETRATIONS TO REASONABLY SAFEGUARD PRIVACY.
  - P2 SOUND PARTITION INFILL: 2x6 WD STUDS @ 16" O.C. W/ 3" SOUND ATTENUATION INSUL & 1/2" GYP BD EA FACE. EXTEND FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF DECK ABOVE. PROVIDE SEALANT AT ALL GYP BD PERIMETERS AND PENETRATIONS TO REASONABLY SAFEGUARD PRIVACY.
  - P3 3 HR FIRE WALL (UL DESIGN NO U435): 3" STEEL STUDS @ 16" O.C. W/ 3" SOUND ATTENUATION INSUL & (3) LAYERS 1/2" GYP BD EA FACE. EXTEND FULL HEIGHT (BOTH SIDES) TO UNDERSIDE OF ROOF SHEATHING ABOVE. PROVIDE SEALANT AT ALL GYP BD PERIMETERS AND PENETRATIONS TO REASONABLY SAFEGUARD PRIVACY AND TO MATCH FIRE RATING REQUIREMENTS. REFER ALSO TO D5/A200.

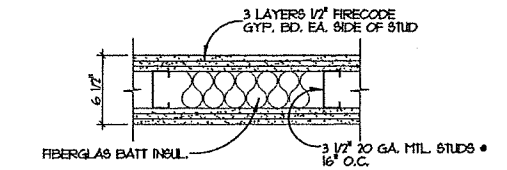
FLOOR PLAN - KEYED NOTES

1. PROVIDE (1) LAYER 1/2" GYP BD ON EXISTING WOOD FRAMING TO REMAIN.
2. 180 M/N FIRE RATED DOOR AND FRAME ASSEMBLY.

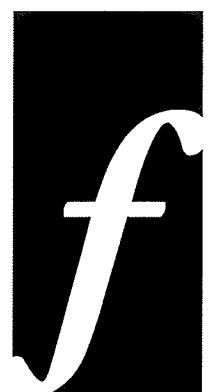
EXTERIOR WALL TYPE LEGEND

- GENERAL NOTES:
1. ALL EXTERIOR WALLS TYPE W4 UNLESS NOTED OTHERWISE.
  2. ALL EXTERIOR WALLS (BELOW GRADE) TYPE W62 UNLESS NOTED OTHERWISE.
- W4 EXTERIOR WALL: STUD WALL CONSISTING OF DOUBLE 4 VAPL SING, 3/4" XPS CONTINUOUS INSULATION, 1/2" ZIP WALL SHEATHING SYSTEM W/INTEGRAL WEATHER AND AIR BARRIER, 2x6 WOOD STUDS @ 16" O.C. WITH FULL THICKNESS R-20 BATT INSULATION, VAPOR RETARDER AND (1) LAYER 1/2" TYPE X GYPSUM BOARD AT INTERIOR FACE.
  - W6 3 HR FIRE RATED EXTERIOR WALL: STUD WALL CONSISTING OF DOUBLE 4 VAPL SING, 3/4" XPS CONTINUOUS INSULATION, 1/2" ZIP WALL SHEATHING SYSTEM W/INTEGRAL WEATHER AND AIR BARRIER OVER UL DESIGN NO U435 3 HR FIRE WALL. REFER TO PARTITION TYPE LEGEND FOR U435 CONSTRUCTION.
  - W62 EXTERIOR WALL (BELOW GRADE): REINFORCED CAST-IN-PLACE CONCRETE FOUNDATION WALL. PROVIDE 2" RIGID FOUNDATION INSULATION, EXTEND 48" VERTICALLY ON WALL AND 24" HORIZONTALLY BELOW FLOOR SLAB. REFER TO DRAWINGS FOR WALL THICKNESSES.

NOTE  
CONTINUE WALL UP TO ROOF DECK  
& CUT TO EAVES TYPICAL.



D5 3 HR FIRE WALL  
UL DESIGN NO. U435  
1/8"=1'-0"



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REVISIONS

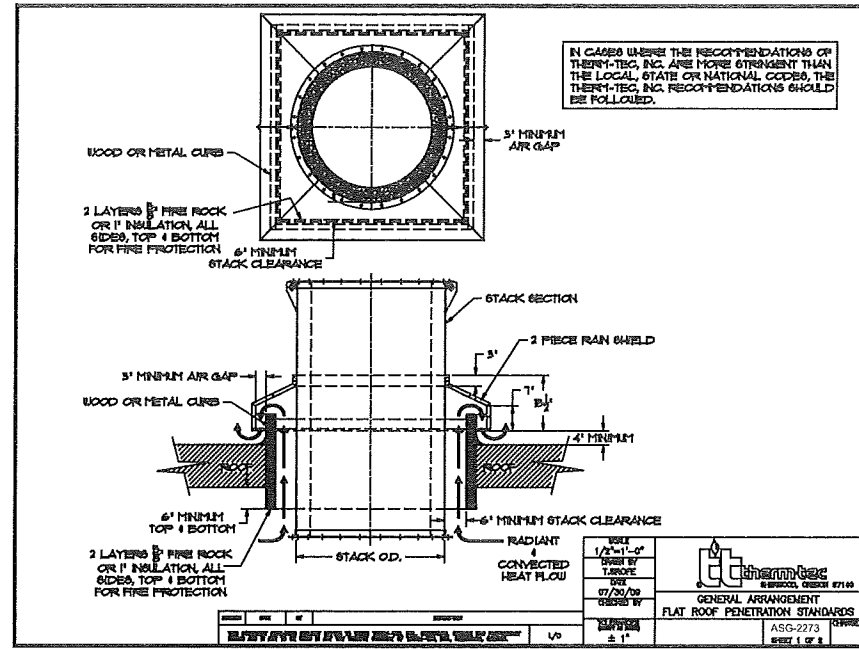
151715  
CONSTRUCTION DOCUMENTS

FOUNDATION ARCHITECTS PROJECT NUMBER  
21921

DATE  
10-08-2021

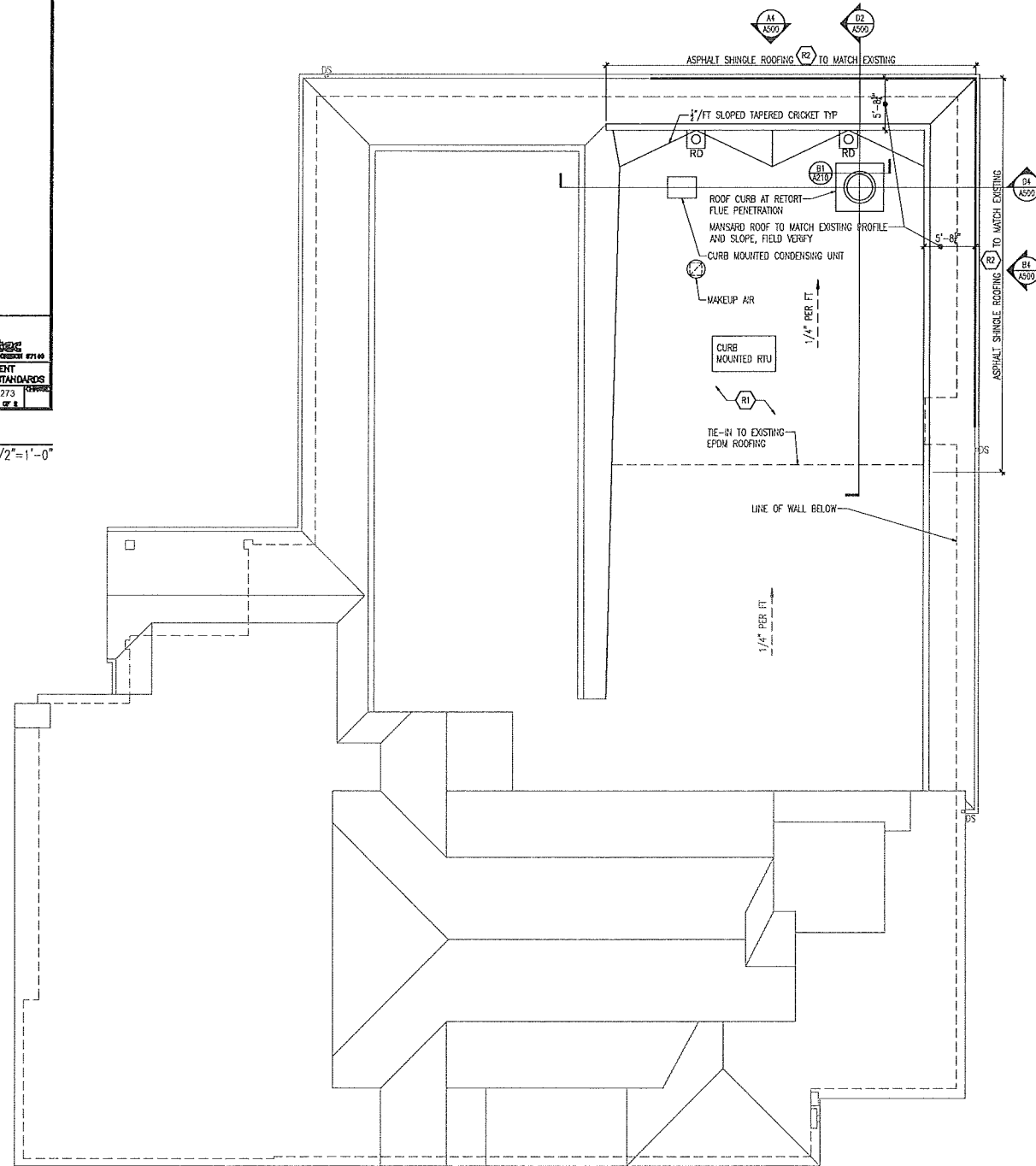
SHEET TITLE  
FLOOR PLAN, EXTERIOR ELEVATIONS

SHEET NUMBER  
A200



B1  
A210 ROOF CURB @ RETORT FLUE

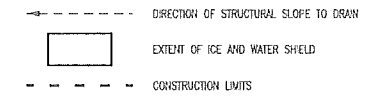
1/2"=1'-0"



ROOF PLAN

1/8"=1'-0"

ROOF PLAN - SYMBOLS LEGEND



ROOF PLAN - GENERAL NOTES

- A. COORDINATE AND VERIFY ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL REQUIREMENTS.
- B. PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENTS FOR WARRANTY AND CURRENT NRCA STANDARDS.
- C. PROVIDE POSITIVE ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT. PROVIDE SADDLES AND CRICKETS AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

ROOF CONSTRUCTION LEGEND

- R1 SINGLE PLY ROOFING SYSTEM: 60 mil FULLY ADHERED EPDM MEMBRANE WITH 3 INCH WIDE SELF ADHERING SEAM TAPE FLUS ON 1" HIGH DENSITY POLYISO COVER BOARD, 2 LAYERS 2.6 INCH POLYISOCYANURATE INSULATION, SELF ADHERING SBS VAPOR BARRIER, 1" FA CLASS MAT ROOF BOARD W/ TAPED SEAMS MECHANICALLY FASTENED TO ROOF SHEATHING. PROVIDE BASE FLASHINGS AND TERMINATIONS PER NRCA COMPATIBLE WITH ASPHALT SHINGLE TRANSITIONS.
- R2 ASPHALT SHINGLE ROOFING SYSTEM: SHINGLES, JOI FELT AND ICE DAM MEMBRANE ON 1" FLYWOOD ROOF SHEATHING ON WOOD TRUSSES @ 24" OC, REFER TO STRUCTURAL.



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CONTRACT

PROJECT FILE AND LOGS (X)

Proposed Addition  
Reinbold-Retke Funeral Home  
1535 South 12th Street  
Sheboygan, Wisconsin 53081

ISSUING



CONSTRUCTION DOCUMENTS

FOUNDATION ARCHITECTS PROJECT NUMBER  
21021

DATE  
10-08-2021

SHEET TITLE  
ROOF PLAN

SHEET NUMBER

A210

