

*****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 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: RLO Sign, Inc.

ADDRESS: 1030 Ontario Ave. E-MAIL: patrick@rloesign.com

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

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: ReGenesys Laser & Wellness

ADDRESS OF PROPERTY AFFECTED: 4027 S Business Dr.

LEGAL DESCRIPTION: See Attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Multi-Tenant Commercial Office Building

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

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

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 **The new sign will have a more modern and unique design compared to the existing. The EMC will help them advertise and inform the community of their products.**

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? **N/A**

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: **Aaron Gabrielse Arrochar Holdings LLC**

ADDRESS: **3706 S 17th Place** E-MAIL: **asgceg@yahoo.com**

ARCHITECT: **N/A**

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: **RLO Sign, Inc.**

ADDRESS: **1030 Ontario Ave** E-MAIL: **patrick@rloesign.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.



APPLICANT'S SIGNATURE

9/7/2021

DATE

Patrick Mlinaz

PRINT ABOVE NAME



1030 Ontario Ave. Sheboygan, WI 53081
920-457-6602 · 800-479-6602 · Fax: 920-457-2399

www.rloesign.com



09/07/2021

Narrative for Conditional Use at ReGenesys Laser & Wellness

Plan Commission
City of Sheboygan
828 Center Ave.
Sheboygan WI 53081

Plan Commission and City Staff:

On behalf of our client, ReGenesys Laser & Wellness, we are requesting a conditional use permit to construct a new 12 foot tall monument sign with an electronic message center (EMC). The business is located at 4027 S Business Drive.

The monument sign is outdated and in poor condition. The current EMC is not operational and the faces are in need of repair. This sign will be removed.

The proposed sign will be in the same location as the existing sign. As one of the important corridors as you enter the city, a new attractive and modern sign will complement this redeveloping area nicely.

The monument sign we are proposing will have a classic design to enhance the building's already charming features. The client would also like to incorporate an electronic message center as it attracts attention and adds a stylish appeal. The message center has a display of 30.3 square feet for high visibility.

The setback is in compliance with regulations for zoning district. The electronic message center would be strategically located so as to not impact any of the residential homes in the area. Additionally, it will meet the requirements for number of freestanding signs per lot and square footage allowed per sign.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz
Phone: 920-457-6602
patrick@rloesign.com
www.RLOSign.com

OFFICE USE ONLY

PARCEL NO.: _____

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OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: RLO Sign, Inc.

ADDRESS: 1030 Ontario Ave, Sheboygan, WI 53081

E-MAIL ADDRESS: patrick@rloesign.com

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

2. OWNER INFORMATION

OWNER OF SITE: Arrochar Holdings LLC

ADDRESS: 3706 S 17th Place, Sheboygan, WI 53081

PHONE: (920) 452-0205 FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Regenesys Laser & Wellness

ADDRESS OF PROPERTY AFFECTED: 4027 S Business Dr

USE OF PROPERTY: Multi-tenant Commercial Office Building

TYPE OF SIGN: Freestanding Monument Sign

DESCRIPTION OF PROPOSED SIGN: Double faced aluminum LED illuminated cabinet with EMC and tenant panels

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 12' X WIDTH: 8'-8" = TOTAL SQUARE FOOTAGE: 104 s/f

AMOUNT OF PUBLIC STREET FRONTAGE: 244'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A

SETBACK: 25' From Face of the Curb

METHOD OF ATTACHMENT: Mounted Directly to Concrete Footing

METHOD OF ILLUMINATION: Internally Lit

SIGN MATERIALS: Aluminum, Polycarbonate and Vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 104 s/f

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

9/7/2021

DATE

Patrick Mlinaz; RLO Sign, Inc.

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.

Sign Type: D/F LED Illum. Pylon Sign w/ EMC - (Qty. 1)

Remove existing pylon cabinet and pole cover.

Cut existing pole and install new D/F LED illum monument using new match plate connection. (6" schedule 40).

New cabinet to have (2) EMC and white lexan faces with divider bars.

Site#: **S10235**

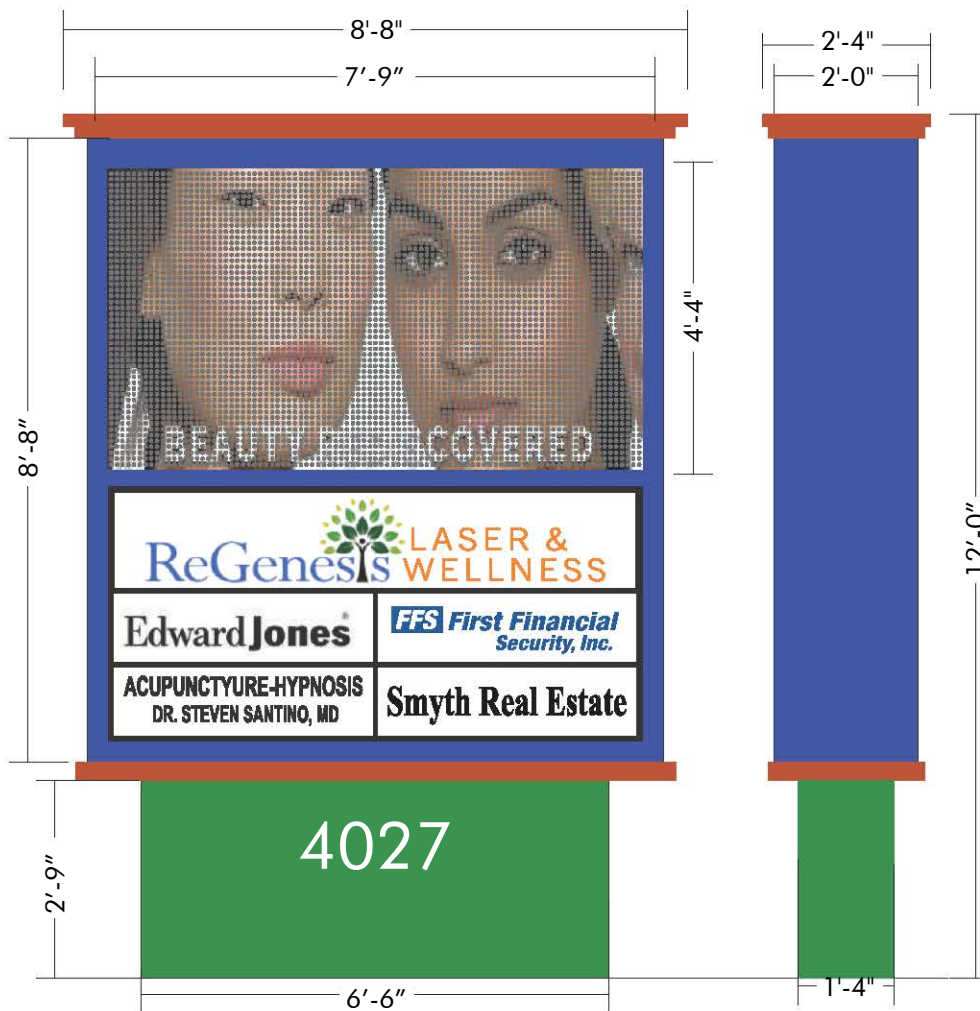
Customer: Cosmetic Laser Center
 Street: 4027 Business Dr.
 City: Sheboygan State: WI
 Site Contact: Aaron
 Tel#: x
 Email: x
 Design: ARG

Revisions:
 x _____
 x _____
 x _____
 x _____

Customer Approval _____ Date _____
 This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.



www.RLOSIGN.com
 1030 Ontario Ave.
 Sheboygan, WI 53081
 Phone: 920-457-6602
 Fax: 920-457-2399



sf: N/A

scale 3/8" = 1'-0"

Existing Sign



CREEKSIDE PROFESSIONAL 

ReGenesis  LASER & WELLNESS

MASSAGE - YOGA	Edward Jones
DR. STEVEN SANTINO, MD ACUPUNCTURE, HYPNOSIS	FFS First Financial Security, Inc.
MARY KAY HOWIE, LCSW SHERRY L. LYNCH, LMT	Smyth Real Estate

4027

Sign Type: D/F LED Illum. Pylon Sign w/ EMC

Remove existing pylon cabinet and pole cover.

Cut existing pole and install new D/F LED illum monument using new match plate connection. (6" schedule 40).

New cabinet to have (2) EMC and white lexan faces with divider bars.

Site#:

Customer: Cosmetic Laser Center

Street: 4027 Business Dr.

City: Sheboygan State: WI

Site Contact: x Aaron

Tel#: x

Email: x

Design: x

Revisions:

x

x

x

x

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

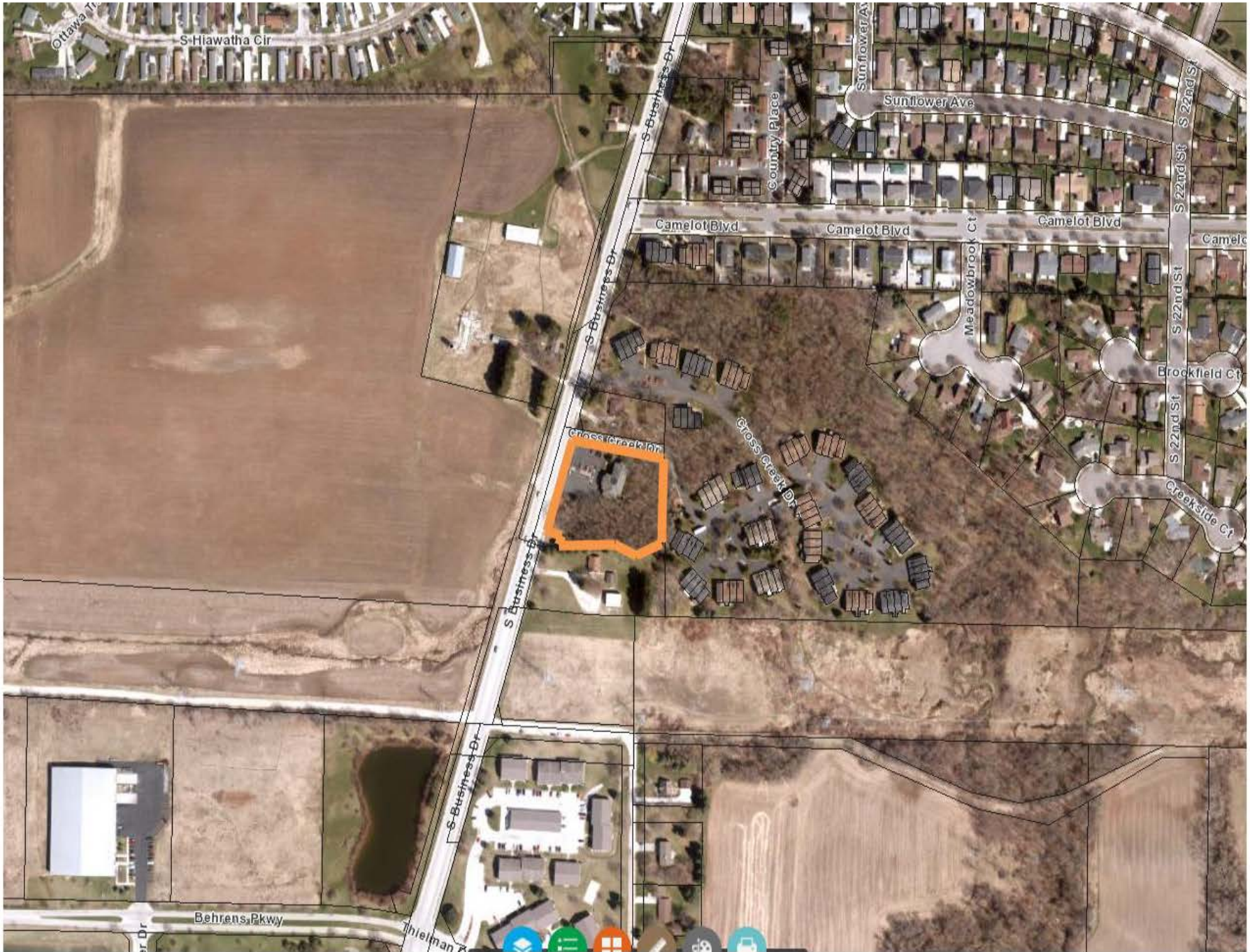
RLO
SIGN

www.RLOSIGN.com

1030 Ontario Ave.
Sheboygan, WI 53081

Phone: 920-457-6602
Fax: 920-457-2399





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by ReGenesys Laser and Wellness to install a new electronic readerboard monument sign at 4027 S. Business Drive. SO Zone

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

REPORT DATE: September 24, 2021

MEETING DATE: September 28, 2021

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

BACKGROUND / ANALYSIS:

ReGenesys Laser and Wellness is proposing to install a new electronic readerboard monument sign at 4027 S. Business Drive. The applicant states:

- On behalf of our client, ReGenesys Laser & Wellness, RLO Sign is requesting a conditional use permit to construct a new 12 foot tall monument sign with an electronic message center (EMC) at 4027 S Business Drive.
- The proposal is to replace the existing monument sign which is outdated and in poor condition. The current EMC is not operational and the faces need repair. This existing sign will be removed.
- The proposed monument sign will have a classic design to enhance the building’s already charming features. This will be an interior lit doubled sided sign with an electronic message center display on both sides. The client likes the electronic message center as it attracts attention and adds a stylish appeal.
- The proposed sign will be in the same location as the existing sign, west side of the parking lot adjacent to S. Business Drive. The sign is proposed to be located along S. Business Drive because it can be easily seen by those traveling north and south which helps visitors easily identify the property. The sign will be setback to the property line 15 feet.
- The proposed monument sign will be approximately 76sf (8.7 x 8.7) and 12 feet tall.

- The interior lit cabinet portion of the sign advertising the building tenants is 37sf (4.3 x 8.7).
- The electronic readerboard portion of the sign is approximately 33sf (4.3 x 7.8).
- As one of the important corridors as you enter the city, a new attractive and modern sign will complement this S. Business Drive area nicely.

STAFF COMMENTS:

The proposed sign design does not appear to incorporate any of the design of the facility (colors materials, etc.). The Plan Commission should consider having the applicant resubmit a design that incorporates some of the design elements of the building so the sign and building are compatible with one another (brick base or decorative cap materials and colors, etc.). If this is the case, the plan commission should consider an additional condition that states:

“Applicant shall resubmit sign design drawings to staff incorporating some design elements that match that of the building in terms of design, materials, colors, etc. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.”

The applicant is requesting an exception to have a 12 foot tall monument sign – The maximum monument sign height permitted is eight (8) feet tall.

ACTION REQUESTED:

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

1. Applicant shall resubmit sign design drawings to staff incorporating some design elements that match that of the building in terms of design, materials, colors, etc. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
2. Applicant shall obtain the necessary sign permits prior to installation.
3. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
4. 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.
5. The sign shall meet the minimum 12 foot setback to the property line. It is the applicant’s responsibility to insure the sign meets the required setbacks.
6. The maximum height of the sign shall be 12 feet tall (top of sign to grade).
7. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
8. Any future wall signage shall be individual letter signs (no flat panel or interior lit cabinet signs).
9. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Bookworm Gardens to construct a new Nature School Yurt and restroom facility at 1415 Campus Drive. RA-35

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: September 24, 2021

MEETING DATE: September 28, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Bookworm Gardens is proposing to construct a new nature school yurt and restroom facility at their facility located at 1415 Campus Drive. The applicant states the following:

- Bookworm Gardens is a botanical garden based on children's literature, and their mission is to inspire the love of books and nature in the young and young at heart.
- The proposed improvements are to be located in the vacant, sloping greenspace of the Bookworm Garden's site (northwest corner), bounded by University Drive on west/north, ravine on east and existing pathways/gardens on south. Improvements will include a new preschool use ("Nature School") based within an authentic yurt structure, a new restroom building, extended pathways and gardens, outdoor children's activity/learning areas, a pedestrian bridge, and a drop off at site entrance point for Nature School.
- The Nature School yurt is being sited on the high portion of the greenspace, to maximize visibility, allowing it to be a showpiece for Bookworm Gardens. The restroom building is sited on the lower portion of site. Both the Nature School and restrooms will be fully accessible from drop off, existing pathways and to each other.
- Located between the new buildings and west pathway will be an outdoor children's activity/learning area and extensions of the gardens. New lighting will consist of pathway accent lighting and building wall sconce lighting (both to match existing lighting used on the grounds).
- The Bookworm Gardens Nature School is a program of Bookworm Gardens and shares the Bookworm mission to "inspire the love of books and nature in the young and young at

heart." Using nature as a catalyst for learning, we aim to foster a sense of wonder through play and inquiry-based exploration.

- The Nature School will offer Tuesday and Thursday tuition-based class options for learners age 3 by September 1, 2022. Class sizes will be limited to 14-to-16 students.
- An additional preschool teacher will be joining the Bookworm team in 2022, providing a 1-to-7 or 1-to-8 teacher to student ratio. Bookworm education staff members will also offer additional environmental education teaching.
- All improvements are being mindful of the existing ravine and landscaping. The placement of new buildings is being done in such a way to avoid impact to mature trees along the edge of the ravine.
- The educational basis of Bookworm Gardens is an extension of, and is consistent with its neighbors, such as Sheboygan Area Lutheran High School, UW-Extension, and UW-Sheboygan.
- The proposed conditional use will be an extension and enhancement of the existing Bookworm Garden's use and mission, and the newly offered Nature School function will be an asset to the community.

The applicant states the following about the proposed architecture for the pre-school yurt, the restroom building, and the expanded activity/learning areas and gardens:

The Yurt:

- The pre-school "base camp" will be housed in an authentic yurt structure having a 24-ft radius with a small entrance attachment and boardwalk surround.
- The yurt will utilize traditional (flame retardant) roof and wall membranes, with two (2) entry/egress doors, multiple windows, and skylight for natural daylighting and ventilation.
- The entrance attachment to yurt will serve as a vestibule, coat/boot drop, and greenhouse activity space; the exterior of attachment will resemble the design of restroom building for aesthetic continuity.
- Connecting the yurt entrance to restrooms will be a set of steps covered with an open trellis structure.

The restroom:

- The restroom building will contain three (3) separate family restrooms, a mother's room, a staff restroom with adult changing area, and a storage room.
- The building is designed with curved walls to blend in with the yurt concept.

- Exterior finishes will include stone (matching the existing stone on administrative building), shake siding, architectural asphalt shingled roof (sloped) and membrane roof at flat roof (to match color of yurt roof).
- The single sloped roof over half of the building allows for added interior daylighting via clerestory windows, and provides a placement point for solar panels allowing a renewable energy source.

The outdoor activity/learning areas:

- The outdoor activity/learning areas will be placed in an area between the yurt, west walkway/entry, and restroom building.
- This area will include spaces for small group gatherings, a mud kitchen for tactile learning, and additional garden areas.
- The space will be divided into two (2) outdoor areas by an arched pedestrian bridge, connecting the drop off area to the yurt.

Other information about the proposed Nature School:

- Two day a week nature school classes will begin in September of 2022 for learners who are Age 3 by September 1 of 2022. 4 year old learners are also welcome.
- Classes will take place September – May.
- Classes will be tuition-based + some scholarship opportunities will be available.
- We look forward to nurturing a child’s curiosity and helping them learn to love learning through nature and literature.

Bookworm Gardens values:

- Play as Learning
- Seasonal Exploration
- Respect for the Natural World
- Hands-on Discovery

Based upon seasonal changes, our nature-based curriculum includes daily outdoor discovery of the Gardens that incorporates:

- Social Emotional Learning
- Art, Movement, Music + Dramatic Play
- Cooking + Food Experiences
- Science + Math Discovery
- Language Exploration
- Large + Small Motor Skill Development

STAFF COMMENTS:

The applicant will work with the building inspection department concerning all building/mechanical code related to the proposed structures prior to receiving an occupancy permit to operate from this site.

One matter that the applicant should be aware of is their pick-up and drop-off driveway (stacking length of driveway). This is a very small driveway that will be filled with approximately three (3) vehicles. The road that accesses UW-Green Bay and Bookworm Gardens can be busy at times. It is important that the applicant keep this area visible because the driveway is located right on the curve of the main access road and visibility will be impacted at times when this small driveway is full of vehicles picking up and dropping off these pre-school students. Staff would encourage the applicant to continue to work with the County (property owner) because the stacking of vehicles in this small driveway is a legitimate safety issue/concern.

The Plan Commission may want to have the applicant address:

- Why is the restroom facility separated from the school? How will this work in inclement weather getting preschoolers to the restrooms?
- How do they intend on lighting these facilities and areas between the buildings?
- What are the proposed design, materials and colors of the proposed fence and retaining wall by the restroom and street?
- Are there any wetlands to be concerned about?
- There is a small very small drop off and pickup area – how will the school address this?

Applicant is requesting the following variances:

- 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 permit 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, DNR, 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. It is the applicant responsibility to insure all construction takes place outside of the areas designated wetlands. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.

4. 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.
5. If dumpsters are to be used, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.).
8. 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.
9. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall install individual letter signs – no cabinet or flat panel signs.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be grass and/or approved landscaping.
14. 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.).
15. 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.).
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
18. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
19. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
20. 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 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

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1. APPLICANT INFORMATION

APPLICANT:

Haag Muller, Inc., attn: Mike Muller

ADDRESS:

101 E Grand Ave, Port Washington, WI 53074

E-MAIL:

mmuller@haagmuller.com

PHONE:

(office) 262-268-1200 (cell) 262-483-2345

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS:

Bookworm Gardens

ADDRESS OF PROPERTY AFFECTED:

1415 Campus Dr, Sheboygan, WI 53081

LEGAL DESCRIPTION: _____

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

Bookworm Gardens is a botanical garden based on children's literature, and their mission is to inspire the love of books and nature in the young and young at heart.

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

The proposed improvements are to be located in the vacant, sloping greenspace of the Bookworm Garden's site (northwest corner), bounded by University Drive on west/north, ravine on east and existing pathways/gardens on south. Improvements will include a new preschool use ("Nature School") based within an authentic yurt structure, a new restroom building, extended pathways and gardens, outdoor children's activity/learning areas, a pedestrian bridge, and a drop off at site entrance point for Nature School.

The Nature School yurt is being sited on the high portion of the greenspace, to maximize visibility, allowing it to be a showpiece for Bookworm Gardens. The restroom building is sited on the lower portion of site. Both the Nature School and restrooms will be fully accessible from drop off, existing pathways and to each other.

Located between the new buildings and west pathway will be an outdoor children's activity/learning area and extensions of the gardens. New lighting will consist of pathway accent lighting and building wall sconce lighting (both to match existing lighting used on the grounds).

The Bookworm Gardens Nature School is a program of Bookworm Gardens and shares the Bookworm mission to "inspire the love of books and nature in the young and young at heart." Using nature as a catalyst for learning, we aim to foster a sense of wonder through play and inquiry-based exploration.

The Nature School will offer Tuesday and Thursday tuition-based class options for learners age 3 by September 1, 2022. Class sizes will be limited to 14-to-16 students. An additional preschool teacher will be joining the Bookworm team in 2022, providing a 1-to-7 or 1-to-8 teacher to student ratio. Bookworm education staff members will also offer additional environmental education teaching.

All improvements are being mindful of the existing ravine and landscaping. The placement of new buildings is being done in such a way to avoid impact to mature trees along the edge of the ravine.

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

We are not aware of any required zoning variances at this time.

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?

The proposed conditional use will be an extension and enhancement of the existing Bookworm Garden's use and mission, and the newly offered Nature School function will be an asset to the community.

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?

The proposed conditional use does not result in any adverse impact on the nearby property. As the Nature School operation allows parents to drop off their children at the new entry gate, there is no impact on parking. And because drop offs and pick ups will be staggered, there will be little to no impact on traffic.

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

The educational basis of Bookworm Gardens is an extension of, and is consistent with its neighbors, such as Sheboygan Area Lutheran High School, UW-Extension, and UW-Sheboygan.

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.

The proposed use is adequately served by all utilities and public agencies.

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

OWNER OF SITE: Sheboygan County

ADDRESS: 615 North 6th Street, Sheboygan, WI 53081

BUSINESS/USER: Bookworm Gardens, attn: Elizabeth Wieland, Exec Director

ADDRESS: 1415 Campus Drive, Sheboygan, WI 53081

E-MAIL: elizabeth@bookwormgardens.org

PH: 920-287-7895

ARCHITECT: Haag Muller, Inc., attn: Mike Muller, Pres.

ADDRESS: 101 East Grand Ave, Port Washington, WI 53074

E-MAIL: mmuller@haagmuller.com

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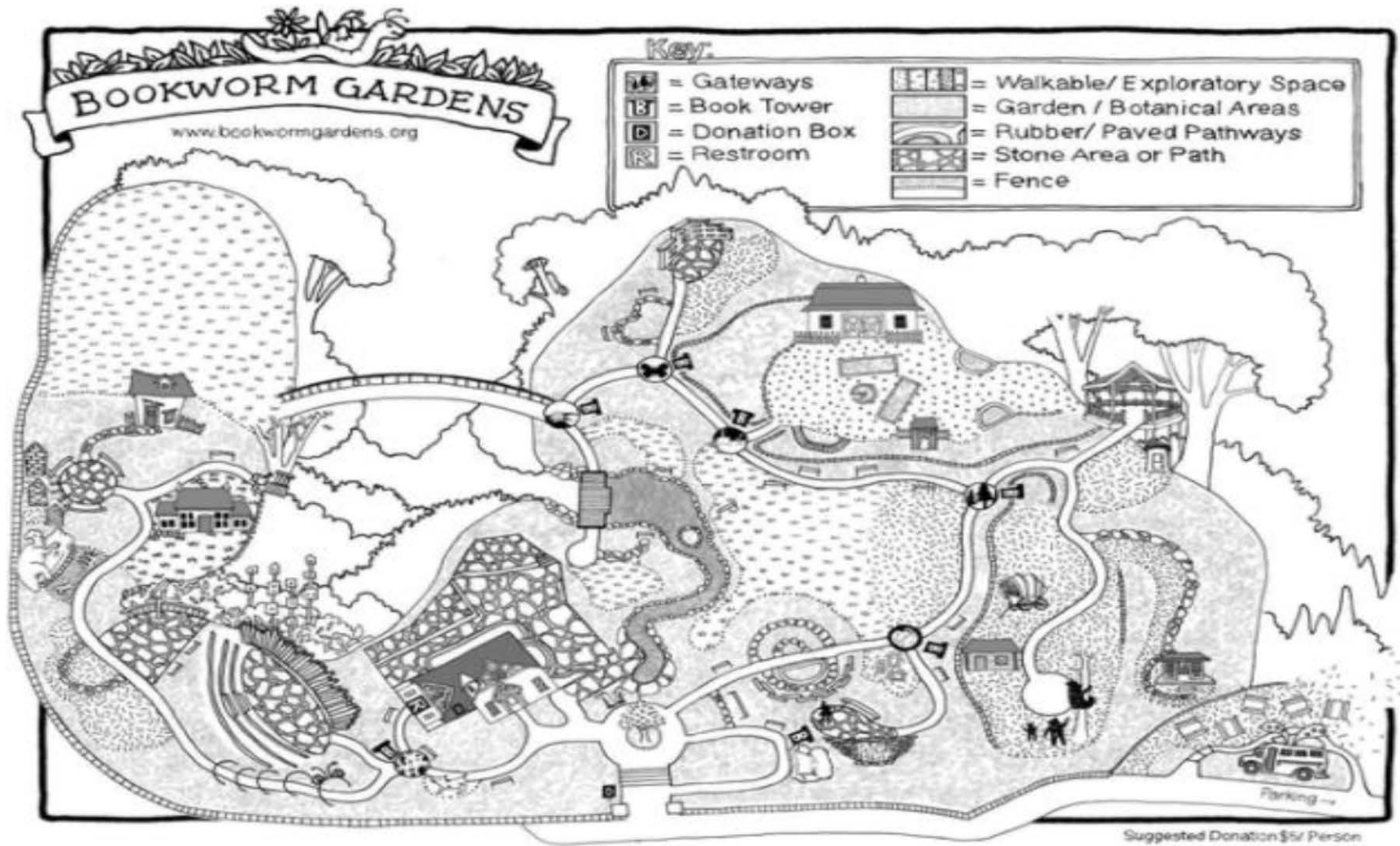
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