

*****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: George Michaels

ADDRESS: 513 N. 8th Street E-MAIL: _____

PHONE: (920) 452-4476 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: George Michaels

ADDRESS OF PROPERTY AFFECTED: 513 N. 8th Street

LEGAL DESCRIPTION: ORIGINAL PLAT S 20' OF N 40' OF LOTS 7 & 8 BLK 153

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The use will not change as a result of the project.

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

None

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? See attachment

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? _____

None

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

No change

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. _____

None

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

OWNER OF SITE: James Passmore

ADDRESS: 1422 N. 10th St. Sheboygan E-MAIL: fboygan@sbcglobal.net

ARCHITECT: None

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: None

ADDRESS: _____ E-MAIL: _____

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

DATE

PROJECT NARRATIVE

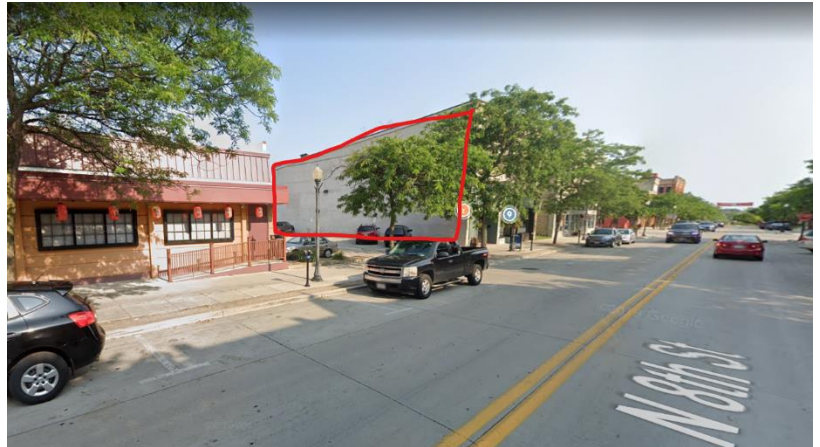
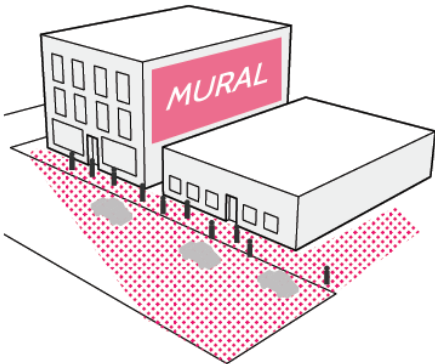
Why the Mural, Why this Size?

City Development staff proposed this wall as possible location for public art. George Michaels had an interest for some time to put a public art piece on the north facing wall of the establishment, but previous proposals were deemed too costly. When a local artist came forward about her interest in painting a public art piece, we approached City Development to see they were interested in participating in the project. We also approached and were approved by the Harbor Centre BID. Between the three entities, each will be paying 1/3 of the cost.

The mural was chosen to represent the lakefront and lighthouse that appears in so many pictures taken by professional photographers and tourists alike. George Michaels has an interest in creating something that people can relate to and the Sheboygan lighthouse seems to make sense.

Why should the Plan Commission approve this particular mural?

The proposed mural, by its design, construction and location shall not have an adverse impact on adjacent properties or permitted uses. It will significantly improve the appearance of the north wall. The mural will not require special lighting or other related construction.



Suitability of the work for outdoor display.

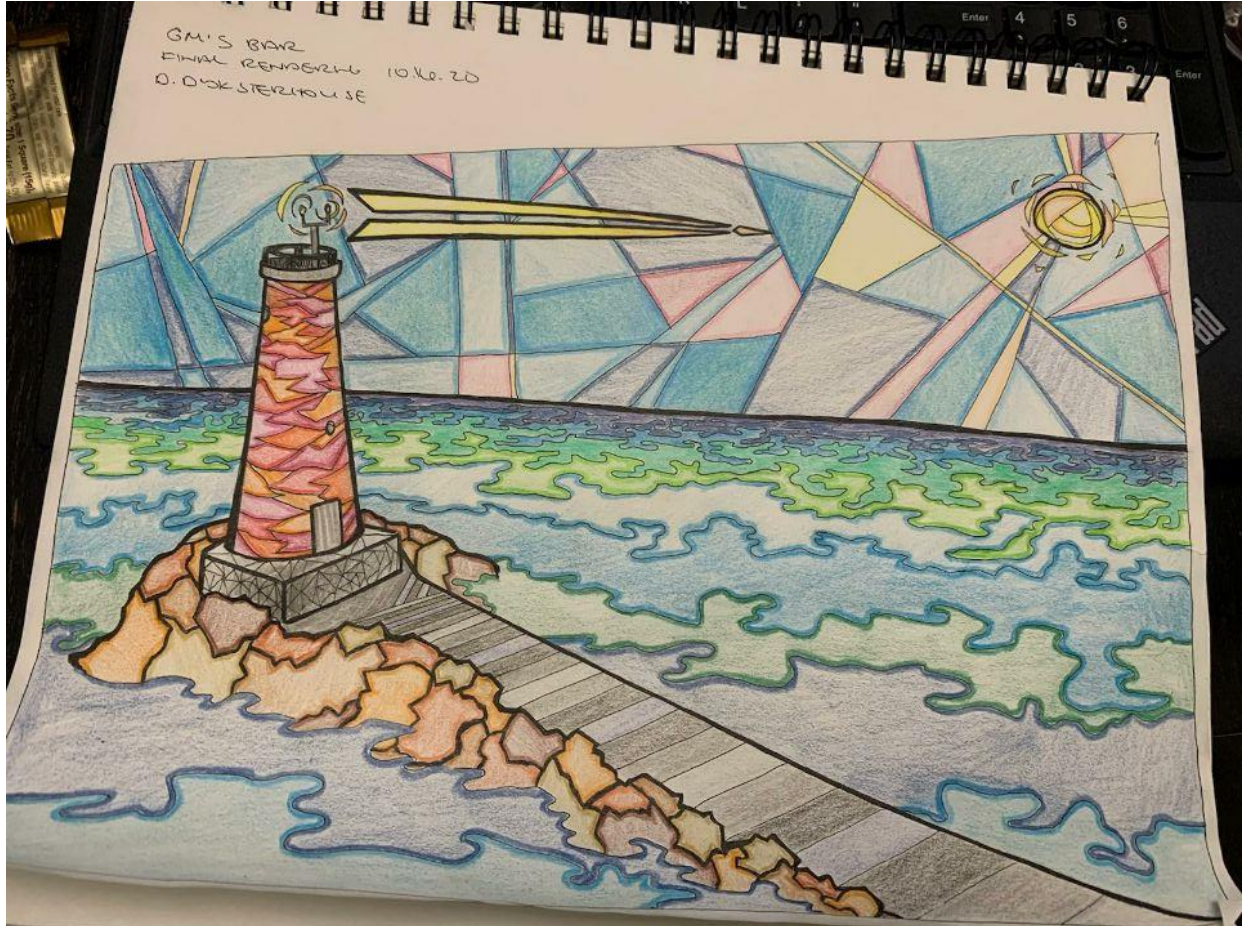
The work reflects the lakefront views including the Sheboygan lighthouse. The sky and water are depicted as an impression of how light travels through a kaleidoscope. The wall is approximately 100 feet by an average of 50 feet.

Appropriateness of the scale of the artwork

The proposed mural encompasses the entire north side of building. Given the exposure of this wall, it was identified by the City as a great potential location for a mural.

What do you believe the mural does for GM's, the City, the downtown?

The mural's focus is one of Sheboygan's biggest assets, Lake Michigan. The lighthouse and lake are an identifiable community scene.



Mural Specifics

- If approved, the mural will be completed in the summer of 2021. It will be completed by Danielle Dyksterhouse, a local artist.
- We anticipate the mural being in place for the foreseeable future and anticipate that after a couple of years some touch up may be required, not unlike other painted facilities.
- The mural will not be lit. There is lighting on the building and the surrounding buildings, therefore we do not propose any additional lighting.

Mural at GM's Bar

Process

- | | |
|---|------------|
| 1. Power wash entire wall | 2 hours |
| 2. Apply Primer (one coat) | 6 hours |
| 3. Project image onto wall | 30 minutes |
| a. Spray paint entire outline | 4 hours |
| 4. Color block each segment | 2 hours |
| 5. Base color paint | 4 – 5 days |
| 6. Go back with touch-ups, shading, etc | 8 hours |
| 7. Apply black 'grout' paint to go over all spray paint | 2 days |
| a. Making it look like a glass window | |
| 8. Touch ups | 4 hours |
| 9. Final coat of gloss paint? | 6 hours |
| a. Undecided | |

Materials needed

1. Power washer
2. Paint spray gun
3. Primer
4. Gloss coat finish
5. Outside paint colors
6. Paint brushes
7. Paint rollers
8. Paint trays
9. Tarp/drop cloth
10. Spray paint
11. Lift
 - a. Potentially 2?
12. Scaffolding if lift is too small for paint trays

Reference photos







www.midstateamusements.com

806-99

807-LTE

Specials Daily



Small dark rectangular sign or marker on the roofline.

Small dark rectangular sign or marker on the wall.

Small dark rectangular sign or marker on the wall.

Small white sign with a blue logo on the wall.

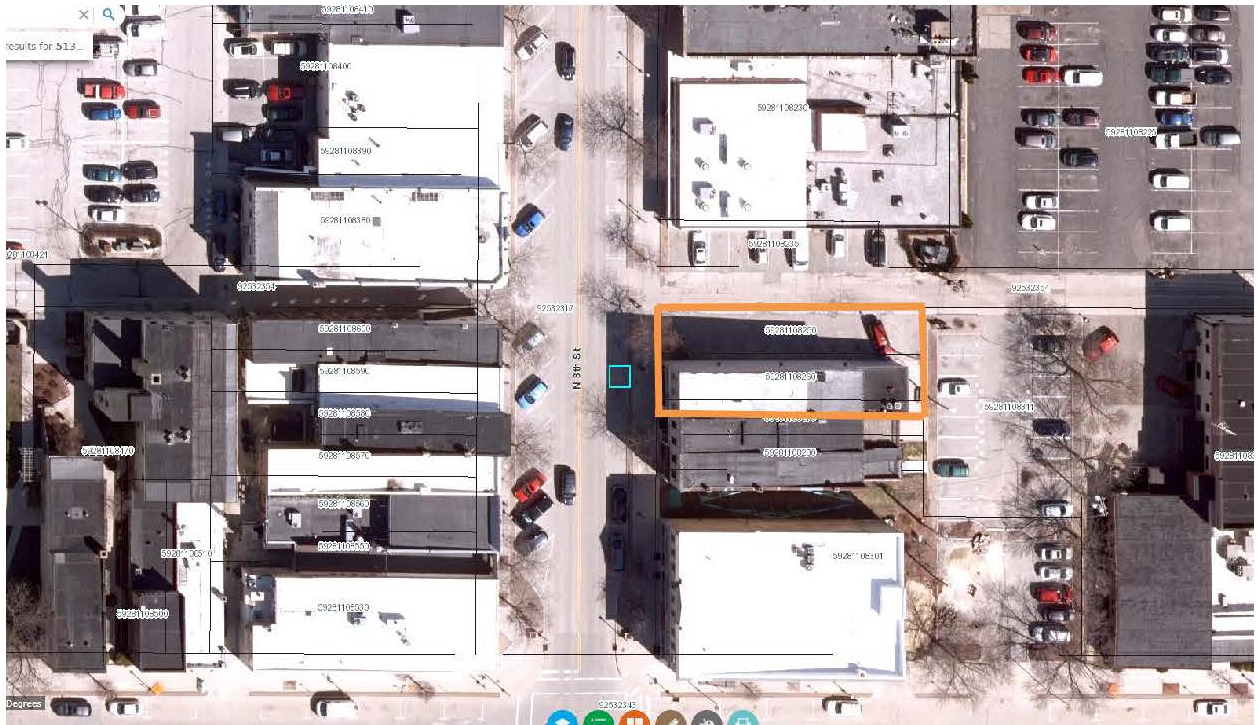
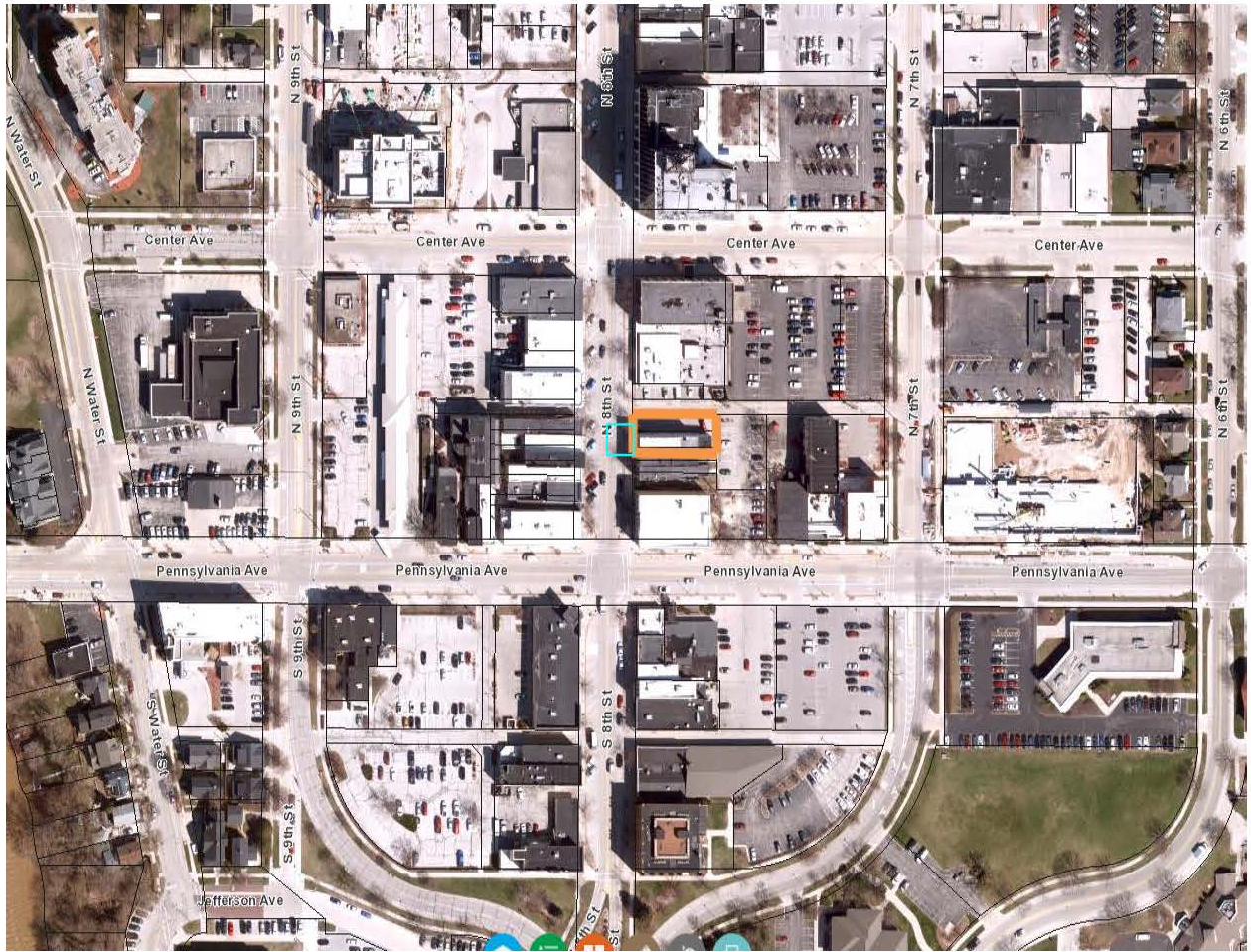
Small white sign with a blue logo on the wall.

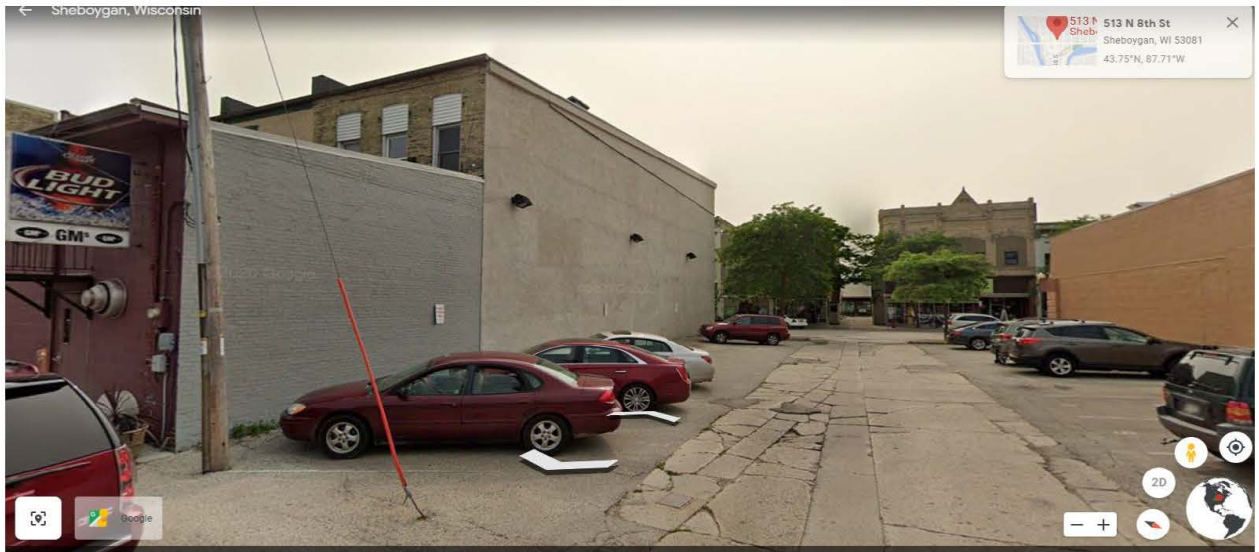
Small white sign with a blue logo on the wall.

Black pickup truck with "L004" on the side.

White van with "LAKESHORE AD. & B. SERV." and "MUSIC FOR" logos.

Partial view of a silver car.





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by James Passmore to install new mural on the north wall of George Michaels tavern located at 513 N. 8th Street. CC Zone

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

REPORT DATE: April 23, 2021 **MEETING DATE:** April 27, 2021

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

James Passmore is proposing to install new mural on the north wall of George Michaels tavern located at 513 N. 8th Street. The applicant states:

- George Michaels (GM's) has been interested in a public art piece on the north wall of the establishment but previous proposals were deemed too costly. When a local artist came forward about her interest in painting a public art piece, GM's approached City Development to see if they were interested in participating in the project. GM's also approached and were approved by the Harbor Centre BID. Thus, GM's the BID and City Development will each will be paying 1/3 of the cost.
- The mural was chosen to represent the Sheboygan lakefront and lighthouse that appears in so many pictures taken by professional photographers and tourists alike. George Michaels has an interest in creating something that people can relate to and the Sheboygan Lighthouse seems to make sense.
- The work reflects the lakefront views including the Sheboygan Lighthouse. The sky and water are depicted as an impression of how light travels through a kaleidoscope. The wall is approximately 100 feet by an average of 50 feet.
- The proposed mural encompasses the entire north side of building. Given the exposure of this wall, it was identified by the City as a great potential location for a mural.
- The mural will not be lit. There is lighting on the building and the surrounding buildings, therefore, we do not propose any additional lighting.

- The proposed mural design, construction and location shall not have an adverse impact on adjacent properties or permitted uses. It will significantly improve the appearance of the north wall.
- If approved, the mural will be completed in the summer of 2021. It will be completed by local artist Danielle Dyksterhouse.
- We anticipate the mural being in place for the foreseeable future and anticipate that after a couple of years some touch up may be required similar to other painted facilities.
- Public Art has been a focus of the City of Sheboygan for several years, as evidenced by the JMKAC's "Sheboygan Project" and other recent public art installations in Downtown Sheboygan. With this mural, we hope to continue the trend of beautifying Sheboygan and making a destination for tourists as well as those looking to make Sheboygan their home.
- The proposed mural fits directly with the Art, Culture and Food theme that the City is seeking for Downtown Sheboygan. This mural will be a landmark beckoning visitors and locals alike to come downtown.

STAFF COMMENTS:

The Plan Commission may want to have the applicant explain:

- Is the mural going to be painted on the entire north wall including the rear single-story portion of the building farthest to the east?
- The preparation work of the wall for the mural such as sandblasting, priming, etc.
- Is the applicant using professional paint used for murals and will the mural be sealed?
- How will George Michaels maintain the integrity of the piece for decades to come? Are there funds for future maintenance/sealing?

The Plan Commission should consider the following when reviewing murals:

- Is the location appropriate?
- Is the size/scale appropriate?
- Is the mural considered public art (mural is not a billboard or sign used for advertising)?
- Does the mural represent the City's values, culture and people?
- Does mural activate and enhance this private/public space?
- Are the colors complimentary and harmonious with the exterior colors of the building structure, as well as consistent with the chosen theme?

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits prior to installation of mural.
2. The mural shall not contain any political, advertising (business name, logos, slogans, messages, etc.), etc.
3. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60-day period. If these dates are not met the Plan Commission, at its discretion, may cancel the mural permit.
4. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible.
5. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense.
6. If using lighting, lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or the streets.
7. If there are any amendments to the approved plans, 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 PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by the University of Wisconsin Green Bay to install new signage at their Sheboygan Campus located at 1 University Drive. RA-35 Zone

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

REPORT DATE: April 23, 2021

MEETING DATE: April 27, 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:

University of Wisconsin Green Bay (UWGB) Sheboygan Campus is proposing to install a new freestanding electronic message center sign at 1 University Drive. The applicant states the following about the proposal:

- The City of Sheboygan is home to one of the four UW-Green Bay campuses. It is a staple in the community that was a successful two-year institution until 2019 and now offers a four-year baccalaureate degree from UW-Green Bay. The growth and development of this campus is an invaluable asset to the community, providing employment and education to the citizens of Sheboygan and surrounding areas. The campus spans over 70 acres and is home to over a thousand students.
- UW-Green Bay is looking to replace their existing nine (9) foot tall monument sign with a 30 foot tall sign that includes an electronic message center (EMC) with the intention of extending their reach to motorists on I-43.
- Wisconsin Department of Transportation I-43 traffic flow records show an average of 34,800 cars pass by the campus each day. They have projected over the next ten years an Annual Average Daily Traffic (AADT) counts to continue to average 35,037 cars. This is a tremendous public relations opportunity for UW-Green Bay Sheboygan campus.

- The message center is 22' 2" wide and would be able to hold 3 lines of 33" tall letters, which would be the minimum visible size from 1,000 ft. However, at 33", the letters would be roughly 30" wide, limiting the space available for an impactful message. A legible message would need to have smaller text to be read from closer than 1,000 feet and would only have 5 possible seconds at 70 MPH.
- In addition to the height of the sign, an EMC would enhance the identification, draw interest, communicate university events and other pertinent messages supporting the UW-Green Bay system.
- The planning and design of this new sign was well thought out for its intention and comes with a substantial financial investment. The design creates the appropriate visibility that is aesthetically pleasing and pairs well to the existing buildings on campus.
- The 'V' shaped design (3 sided) will allow for identification from the north and south bound lanes on I-43 as well as from the east side campus buildings.
- The size was selected based on the overall size of the campus, intended long term master site plan and speed limit on I-43. This will be a much more efficient, dynamic and professional presentation at the entry of our City.

Specific features of the sign include:

- The entire sign is made up of sections of pan aluminum faces painted in platinum sparkle metallic.
- The aluminum base is fastened with aluminum angels, struts, and screws to the main body of the sign.
- The middle section houses a full colored EMC appearing to be set in the center of the pan aluminum face. The message center comes with auto dimming technology. At night it dims down to 6% of daylight brightness and there is a function in the software to adjust the brightness manually on all sides. Control of the EMCs is through a cellular modem system.
- The copy area top section will be routed and backed with translucent green acrylic and internally lit with white LEDs. The very top of the structure will be crowned with decorative aluminum curved trim pieces painted green.
- The sign sits atop concrete footings meeting all codes for wind load and building safety.

The proposed sign dimensions are:

North and South (facing I-43):

- The overall North/South dimensions of the proposed sign are 30 feet tall by 26 feet long or 780sf.
- The EMC dimensions of the North/South elevations are 12.5 feet tall by 22.2 feet wide or 278sf.
- The top portion of the sign advertising “University of Wisconsin Green Bay” with logo are 4 feet tall by 22.5 feet wide or 90sf.

East (facing campus):

- The East dimension of the proposed sign is 29 feet tall by 12 feet long or 348sf.
- The EMC dimensions of the East elevation is 6 feet tall by 10 feet wide or 60sf.
- The top portion of the sign advertising “University of Wisconsin Green Bay” with logo are 6.5 feet tall by 6.4 feet wide or 42sf.

STAFF COMMENTS:

Staff would like to make the Plan Commission aware of the following information that is incorporated into the City of Sheboygan Master Plan:

A. SIGNAGE

Limited high quality signage is a distinguishing feature that enhances the quality of life of a community.

B. COMMUNITY ENTRYWAYS

The comprehensive plan seeks to preserve each community entryway and to establish a complimentary “sense of entry” in carefully designed areas along the expanding edges of the City.

The plan seeks to protect and enhance these unique aesthetic qualities through the use of zoning standards requiring high quality landscaping, building design, signage, lighting and public furnishings.

The primary entryways into Sheboygan are its visual “front doors,” and wherever possible, should be protected and enhanced.

Thus, when sign proposals are considered, a proposal should be reviewed carefully to ensure these signs enhance the quality of life in our community and that community entryway areas are protected and enhanced.

The applicant has submitted several perspectives providing the Plan Commission with a sense of scale and showing the challenges that UWGB faces to advertise along I-43. Several of these pictures and perspectives show the significant amount of grade issues in this area - the topography is hilly and not just flat. In order to effectively advertise message to the public on I-43, UWGB has had to consider the topography, speeds, size of letters, etc. UWGB believes that if they are to invest a significant amount of resources into such a sign that the sign and its messages must clearly be seen as you drive by at 70 M.P.H. Based on their research, UWGB believes that the design, size and scale of the sign fits in well with their campus and is needed in order to effectively and efficiently advertise their messages to the public along I-43.

The applicant is requesting the following exception:

- To have a 30 foot tall, three (3) sided electronic message center V-shaped sign that is approximately 1,360sf (actual square footage of advertising on all 3 sides of sign).

The Plan Commission should be aware that the 810sf (27 x 30) sign is almost 2.8 times larger than the maximum billboard sign we permit today - the maximum billboard size permitted is 288sf. This is an extremely large sign.

The Plan Commission should have the applicant explain:

- Why the sign needs to be so large and what are the justifications for such a large electronic message center?
- What specific messages will be advertised for UWGB and in general?
- How they believe the sign benefits UWGB and the City of Sheboygan?

ACTION REQUESTED:

If the Plan Commission approves the conditional use, exception and sign permits, staff would recommend the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The maximum height of the structure shall be 30 feet (peak to grade).
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. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.30 footcandles above ambient lighting conditions on a cloudless night.

5. 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.
6. The minimum standard time between message changes permitted for the electronic message center face shall be ten (10) seconds (messages permitted to rotate every 10 seconds).
7. Audio speakers and all forms of pyrotechnics are prohibited.
8. If the electronic message center is causing interference with traffic signals or controls, creates a confusing or dominating background that might reduce the clarity or effectiveness of a traffic control device, or otherwise obstructs a motorist's line of sight with traffic signals or controls, this conditional use permit can be reviewed by the City of Sheboygan Plan Commission.
9. The continuing operation of a malfunctioning sign that causes and glare shall be considered an immediate traffic hazard. At such time the sign shall be turned off immediately and the applicant shall work with City staff to rectify the operational issue so as to mitigate the hazard prior to operation.
10. The applicant will include a default design to freeze a display in one still position so that if a malfunction occurs traffic safety is maintained.
11. Applicant will be willing to work with the City when necessary with regards to public service announcement messages such as Amber alerts, emergency weather issues, etc.
12. This conditional use permit may be reviewed again in six (6) months if it is determined that the electronic message center is creating traffic/public safety or other nuisances by possibly increasing the number of vehicle crashes in the area or by increasing the number of complaints received from residents in the area.

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 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: SignArt Company Inc (Angela McEathron)
2933 Mondovi Rd
ADDRESS: Eau Claire WI 54701 E-MAIL: amceathron@signartusa.com
715.834.5127 (o) 715.379.0879 (c)
PHONE: () FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: UW- Green Bay Sheboygan Campus

ADDRESS OF PROPERTY AFFECTED: 1 University Dr

LEGAL DESCRIPTION: SEC 28 T15N R23E PART OF THE NW & SW SEC 28 DESC AS: COM AT THE INTERSECTION OF THE ELY R/W LINE OF INTERSTATE HWY 43 AND THE E-W 1/8 LINE OF THE SW OF SEC 28, TH N-89-DEG- 09'-08"E 1308.29', TH N-02- DEG-15'-22"W 69.98', TH N- 32-DEG-12'-55"E 230.24', TH N-78-DEG-53'-04"E 131.99', TH N-74-DEG-58'-56"W 815.32' TH S-87-DEG-07'-26"W 102.00', TH N-17-DEG-09'- 19"W 531.84' TO THE S LINE OF UNIVERSITY DRIVE, TH N- 84-DEG-17'-40"E 265.44' ALONG SD DRIVE, TH ELY 171.95' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 285.5', THE CHORD OF WHICH BEARS S-78-DEG-27'- 05" E 169.37', TH N-01-DEG- 19'-53"W 250' M/L TO THE S BANK OF THE SHEB. RIVER, TH WLY ALONG SD RIVER 2070' M/L TO E R/W LINE OF INTERSTATE HWY 43, TH S-15-DEG-09'-52"E 441.28', TH SLY 1654.47' ALONG SD R/W LINE TO BEG, EXC PRT OF LOT 1 OF CSM V5 P235 #1054256 COM N89-32-50E 1832.88' & S15-26-47E 253.72' FROM THE NW COR OF SW1/4 SEC 28, TH N88-49-58E 102', S13-18-48E 815.32', N20-06-33W 842.70'.

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

College campus

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

Replace existing monument with a larger one

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

Zoned: RA-35
V1: EMC
V2: Height
V3: Size

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? _____

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? _____

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. _____

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

OWNER OF SITE: Sheboygan County UW Extension Center

ADDRESS: 1 University Dr E-MAIL: _____
Sheboygan WI 53081

ARCHITECT: _____

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: SignArt Company Inc

ADDRESS: 2933 Mondovi Rd E-MAIL: amceathron@signartusa.com
Eau Claire WI 54701

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.

Angela McEathron
APPLICANT'S SIGNATURE

04.05.2021
DATE

Angela McEathron
PRINT ABOVE NAME

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: SignArt Company Inc (Angela McEathron)

ADDRESS: 2933 Mondovi Rd Eau Claire WI 54701

E-MAIL ADDRESS: amceathron@signartusa.com

PHONE: (715.834)5127 (o) 715.379.0879 (c) FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Sheboygan County UW Extension Center

ADDRESS: 1 University Dr Sheboygan WI 53081

PHONE: () FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: UW-Green Bay - Sheboygan Campus

ADDRESS OF PROPERTY AFFECTED: 1 University Dr Sheboygan WI 53081

USE OF PROPERTY: College campus

TYPE OF SIGN: Monument

DESCRIPTION OF PROPOSED SIGN: V- Shaped monument with UW-Green Bay at the top with a full color EMC on all three sides.

4. CONFIGURATION OF PROPOSED SIGN:

On 2 sides: 21' 3" x 26' and On 1 side: 21' 3 x 12'

HEIGHT: _____ X WIDTH: _____ = TOTAL SQUARE FOOTAGE: 1360

AMOUNT OF PUBLIC STREET FRONTAGE: 150' of frontage on the South parking lot

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: _____

SETBACK: 65' from property line / 20' from edge Campus Dr

METHOD OF ATTACHMENT: Sign will be attached to steel poles that are attached to base plates in concrete footings

METHOD OF ILLUMINATION: Internal LED

SIGN MATERIALS: Aluminum faces and EMC

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

current monument is to be removed

BEFORE PROPOSED SIGN: 0 AFTER PROPOSED SIGN: 1360

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.

Angela McEathron
APPLICANT'S SIGNATURE

04.22.2021
DATE

Angela McEathron
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.



Date: April 20, 2021

To: City of Sheboygan Plan Commission

From: Paul Pinkston, Director of Facilities Planning and Management, UW-Green Bay *P.P.*

Re: Exterior Sign Variance Proposal

The City of Sheboygan is home to one of the four UW-Green Bay campuses. It is a staple in the community that was a successful two-year institution until 2019 and now offers a four-year baccalaureate degree from UW-Green Bay. The growth and development of this campus is an invaluable asset to the community, providing employment and education to the citizens of Sheboygan and surrounding areas.

UW-Green Bay is looking to replace their existing 9' monument sign with a 30' sign that includes an EMC (electronic message center) with the intention of extending their reach to motorists on I-43. Wisconsin Department of Transportation I-43 traffic flow records show an average of 34,800 cars pass by the campus each day. They have projected over the next ten years an Annual Average Daily Traffic (AADT) counts to continue to average 35,037 cars. This is a tremendous public relations opportunity for UW-Green Bay Sheboygan campus. The message center is 22' 2" wide and would be able to hold 3 lines of 33" tall letters, which would be the minimum visible size from 1,000 ft. However, at 33", the letters would be roughly 30" wide, limiting the space available for an impactful message. A legible message would need to have smaller text to be read from closer than 1,000 feet and would only have 5 possible seconds at 70 MPH. An EMC in addition to a taller sign would enhance the identification, draw interest, communicate university events and other pertinent messages supporting the UW-Green Bay system.

The planning and design of this new monument was well thought out for its intention and comes with a substantial financial investment. The design creates the appropriate visibility that is aesthetically pleasing and pairs well to the existing buildings on campus.

The 'V' shaped design will allow for identification from the North and South bound lanes on I-43 as well as from the East side campus buildings. Control of the EMCs is through a cellular modem system. Each side of the monument will be constructed using the following materials:

- The entire sign is made up of sections of pan aluminum faces painted in platinum sparkle metallic.
- The aluminum base is fastened with aluminum angels, struts, and screws to the main body of the sign.
- The sign sits atop concrete footings meeting all codes for wind load and building safety.



UNIVERSITY of WISCONSIN
GREEN BAY

- The middle section houses a full colored EMC appearing to be set in the center of the pan aluminum face. The message center comes with auto dimming technology. At night it dims down to 6% of daylight brightness and there is a function in the software to adjust the brightness manually on all sides.
- The copy area top section will be routed and backed with translucent green acrylic and internally lit with white LEDs. The very top of the structure will be crowned with decorative aluminum curved trim pieces painted green.

Variance for the following:

1. Height: 30' overall height is appropriate to the elevation change and the distance to I-43.
2. EMC: Full colored EMC size is (2 sides – facing I-43) 12' 6" H x 22' 2" W = 277 sf / (1 side – facing the building) 6' H x 10" W = 60 sf
3. Sign Area: Area of the UWGB and logo lettering is (2 sides – facing I-43) 6' H x 21' 7" W = 129.48 sf / (1 side – facing the building) 6' 6" H x 6' 4 ½" W = 41.43 sf

A V-Shaped Monument Sign - Elevation Views

SCALE: 3/16" = 1'-0"

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV D 4-3-21**

Date: **REV A 2-8-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: 3/16" = 1'-0" at 11" x 17"

Page: 1 of 12

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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800-235-5178

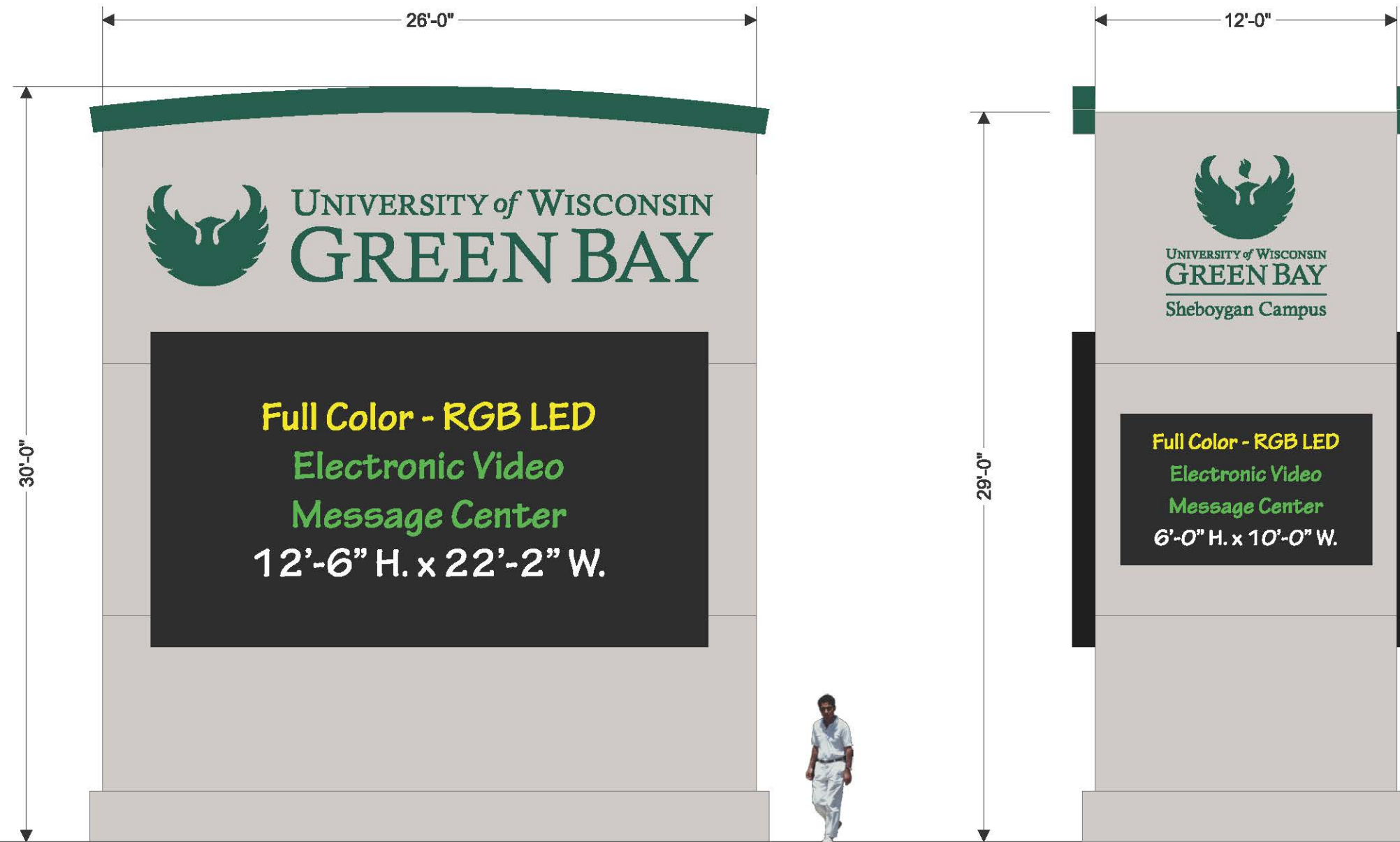
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A Elevation Views of Sign



Sides A & B
I-43 Northbound Lane View
I-43 Southbound Lane View

Back Side
SHB Building View

Sign Specifications: V-Shaped Monument Sign

SCALE: 1/8" = 1'-0"

**Internally Illuminated (LED)
Double Faced "V" Shaped Monument Sign
with Routed Aluminum Faces
and Electronic Message Centers**

A Top Section: with Copy

B Decorative Curved Trim Pieces: Fabricated and painted (PMS #343) decorative aluminum curved trim pieces

Depth: 10 3/4"
Width: 27'-0" W.

Section Faces:

Routed and painted
(Matthews #18099 "Platinum Sparkle Metallic")
pan aluminum faces - with seams (maximum aluminum size: 6'-0" x 12'-0")
and Internal steel structure (2" square tube steel struts)
Copy Areas backed with translucent green acrylic (#2030 "Green")

Pan Depth: 3"

Light Boxes:

LED (white) Arrays inside 3" deep covered aluminum light boxes
which are behind the section faces.

Internal Structure to avoid the light box and copy areas.

Internal Structure:

Internal steel structure (2" square tube steel struts)
will span the inside of the sign on 4' centers
both vertically and horizontally and fasten the sections together.

C Middle Section: with Electronic Message Centers

Section Faces:
painted (Matthews #18099 "Platinum Sparkle Metallic")
pan aluminum faces - with seams (maximum aluminum size: 6'-0" x 12'-0")
and Internal steel structure (2" square tube steel struts)

Electronic Message Centers

(3) Full Color RGB Electronic Message Displays

D Bottom Section:

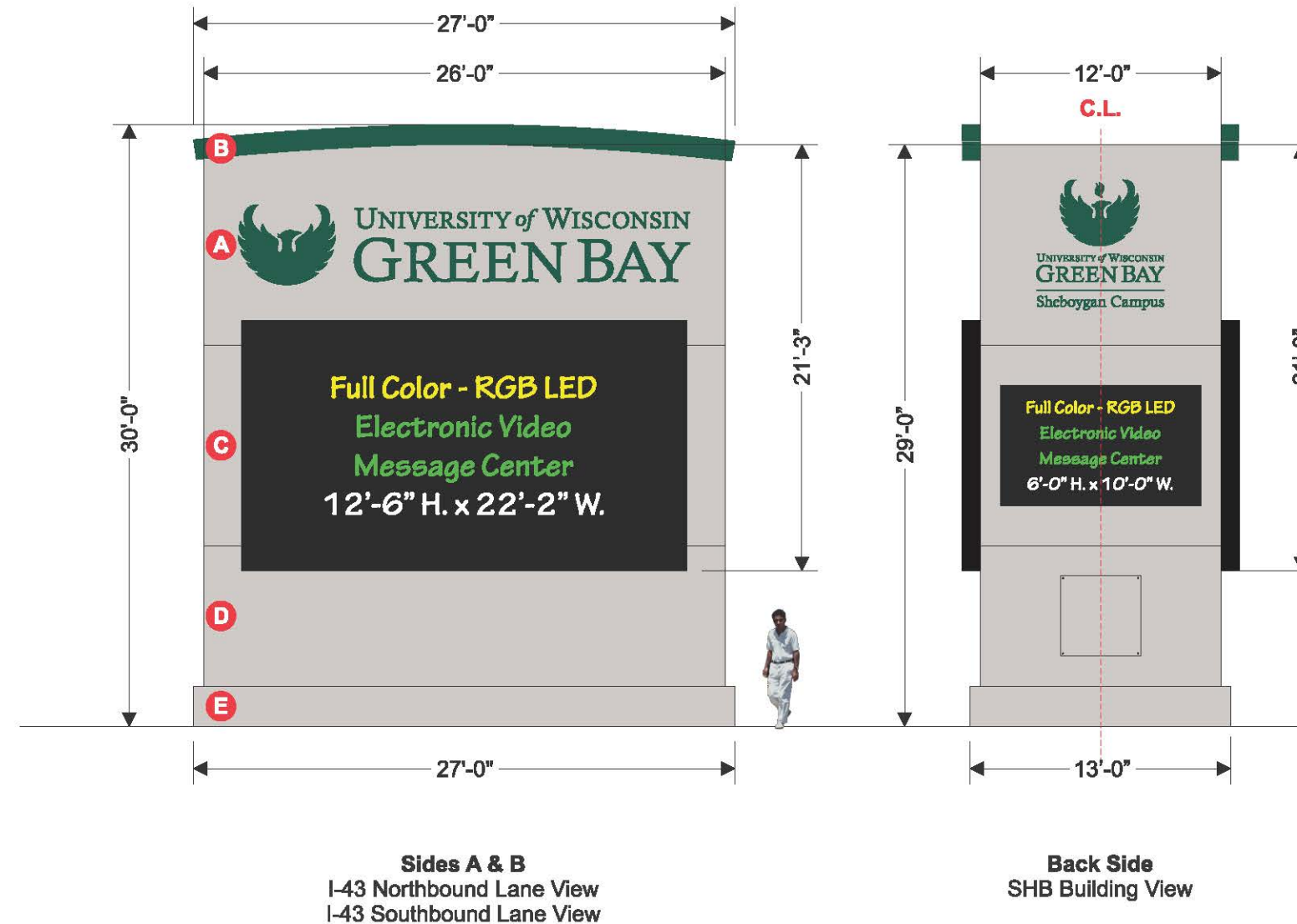
Section Faces:
painted (Matthews #18099 "Platinum Sparkle Metallic")
pan aluminum faces - with seams (maximum aluminum size: 6'-0" x 12'-0")
and Internal steel structure (2" square tube steel struts)
and with (1) 4'-0" x 4'-0" Access Panel in Back Side

E Base:

Faux Fabricated Aluminum Base
fastened with aluminum angles, struts and screws
to main body of sign

Entire Sign will be Delivered and Installed in Sections.

Overall Sign Elevation View



Sign Area:

Large Side Sign Area: 21'-3" H. x 26'-0" W. = 552.50 sq. ft.
Large Side Sign Area: 21'-3" H. x 26'-0" W. = 552.50 sq. ft.
Small Side Sign Area: 21'-3" H. x 12'-0" W. = 255 sq. ft.
Total Sign Area: 1,360 sq. ft.

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Large V Mmnt Sign
REV D 4-2-21**

Date: **REV A 1-13-21**

Revisions: **REV B 1-19-21
REV C 1-20-21
REV D 4-2-21**

Scale: 1/8" = 1'-0" at 11" x 17"

Page: 1 of 13

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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Sign Dimensions - Elevation View: V-Shaped Monument Sign

SCALE: 3/16" = 1'-0"

CUSTOMER INFORMATION

Customer: **UWGB**
 Address: **Sheboygan, WI**
 Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB Sheboygan, WI Large V Mmnt Sign REV E 4-3-21**
 Date: **REV A 1-13-21**
 Revisions: **REV B 1-19-21**
REV C 1-20-21
REV D 4-2-21
REV E 4-3-21

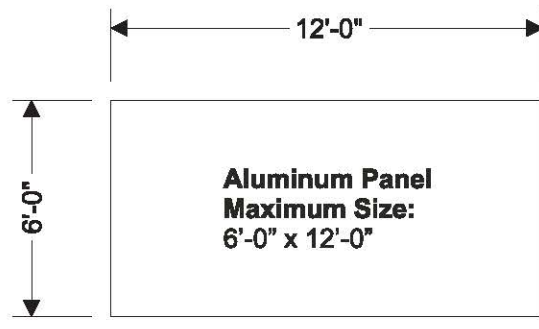
Scale: 3/16" = 1'-0" at 11" x 17"
 Page: 2 of 13
 Designer: **Jeff Weispfenning**
 Customer/LL Approval:



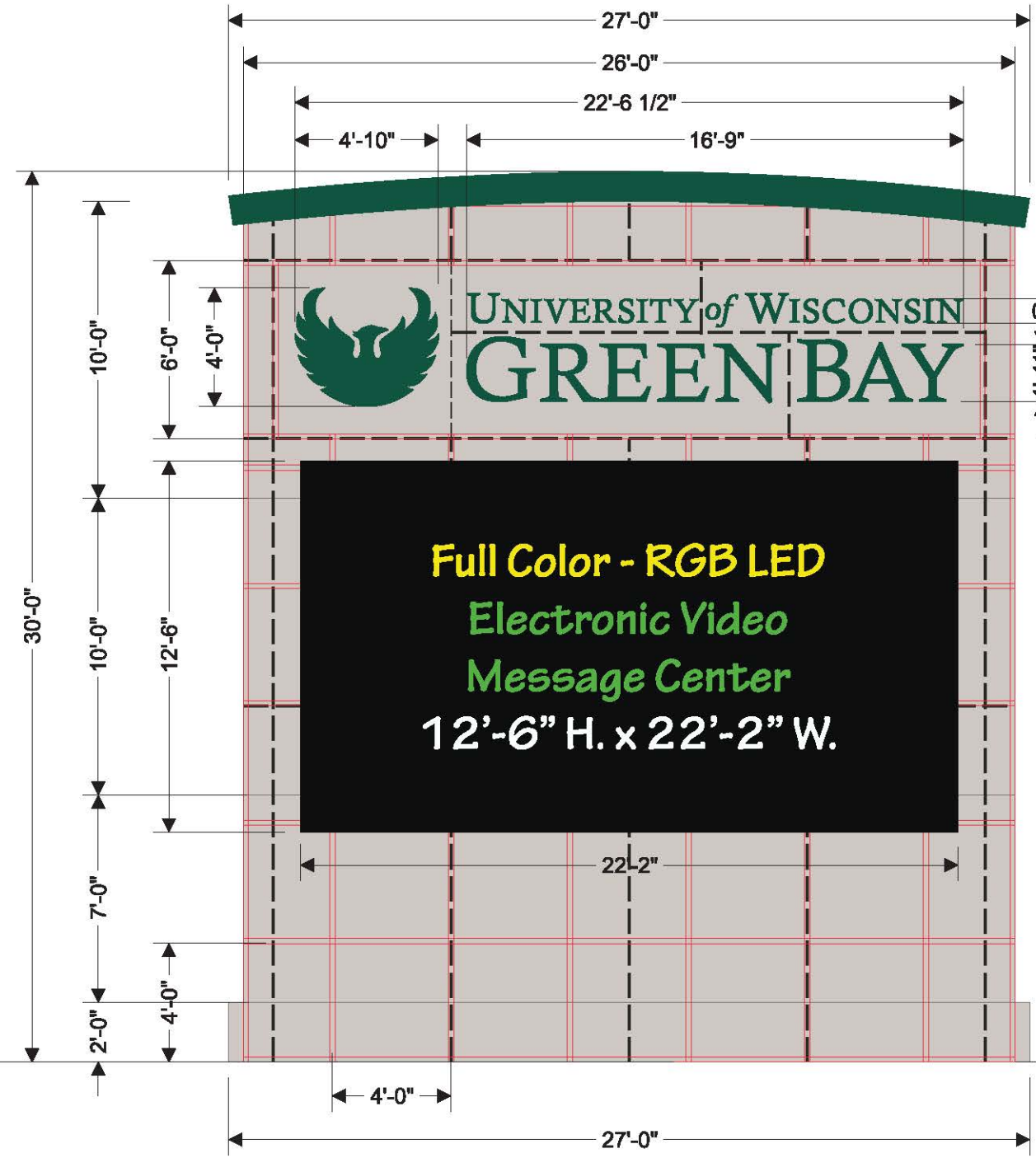
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Elevation View of Sign with Seams and Struts



Decorative Curved Trim Pieces:
 Fabricated and painted (PMS #343) decorative aluminum curved trim pieces

Internally Illuminated Routed Pan Aluminum Panels:
 3" deep pan aluminum panels backed with translucent green acrylic

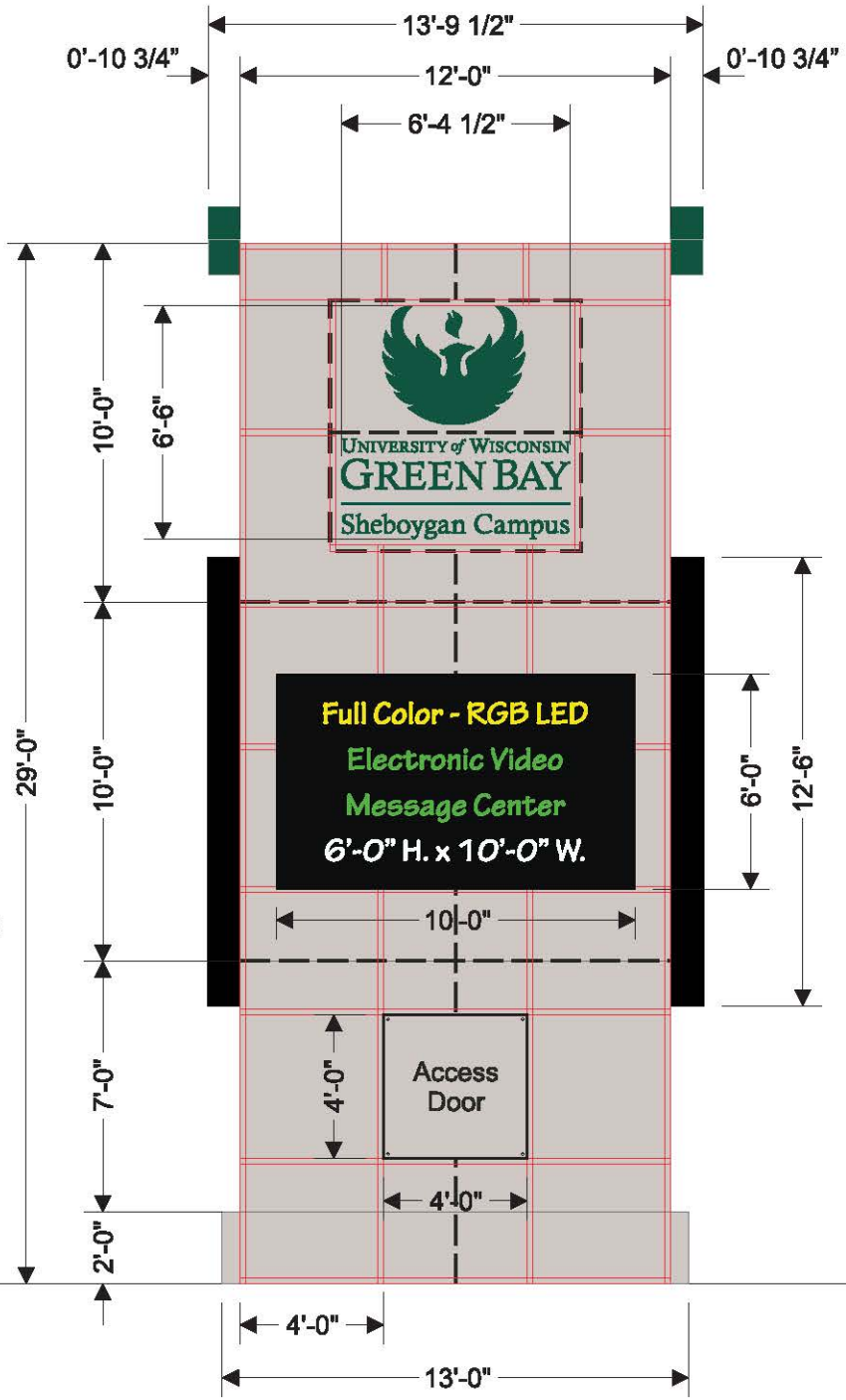
Light Boxes:
 LED (white) Arrays inside 3" deep covered aluminum light boxes behind section faces

Electronic Message Centers
 (3) Full Color RGB Displays sized as shown

2" Square Tube Steel Supports (in red):
 on 4'-0" centers horizontal and vertical Supports to avoid copy areas

Seams Between Panels (in dotted black):
 panels mechanically fastened together at seams
Aluminum Panel Maximum Size:
 6'-0" x 12'-0"

Base:
 Faux Fabricated Aluminum Base fastened with aluminum angles and struts to main body of sign (which extends all the way to ground)

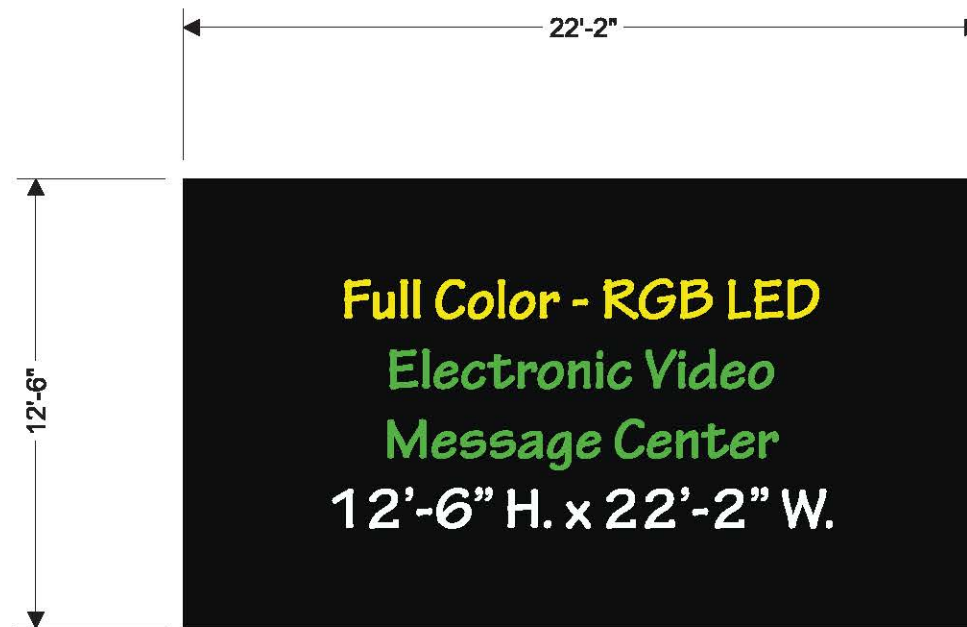


Sides A & B
 I-43 Northbound Lane View
 I-43 Southbound Lane View

Back Side
 SHB Building View

Electronic Message Center Details: V-Shaped Monument Sign

Large Full Color RGB EMC - Qty: (2)



Actual Electronic Message Center Fabrication Specifics To Be Determined.

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Large V Mnmnt Sign
REV E 4-3-21**

Date: **REV A 1-13-21**

Revisions: **REV B 1-19-21
REV C 1-20-21
REV D 4-2-21
REV E 4-3-21**

Scale: none

Page: 8 of 13

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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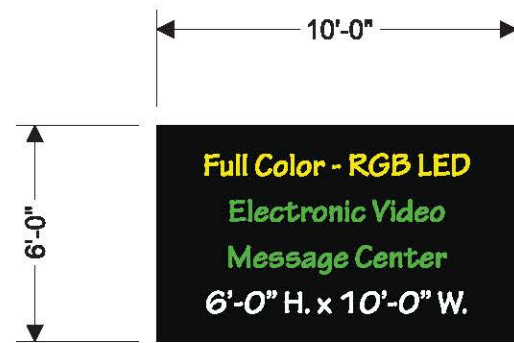
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Electronic Message Center Details: V-Shaped Monument Sign

Small Full Color RGB EMC - Qty: (1)



Actual Electronic Message Center Fabrication Specifics To Be Determined.

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Large V Mnmnt Sign
REV E 4-3-21**

Date: **REV A 1-13-21**

Revisions: **REV B 1-19-21
REV C 1-20-21
REV D 4-2-21
REV E 4-3-21**

Scale: **none**

Page: **9 of 13**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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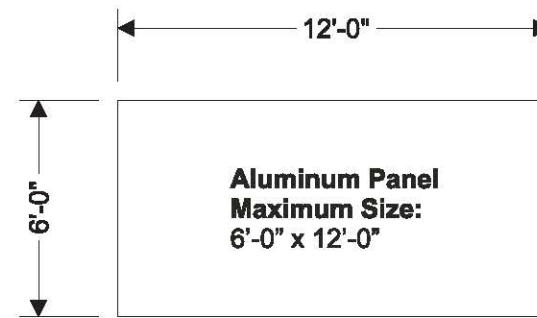


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Sign Dimensions - Plan View: V-Shaped Monument Sign

Perforated Aluminum Top Panel at Top of Sign
 Mounted flush with the green trim
 Perforations shall be a maximum of 1" x 1"

SCALE: 3/16" = 1'-0"



CUSTOMER INFORMATION

Customer: **UWGB**
 Address: **Sheboygan, WI**
 Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB Sheboygan, WI Large V Mmnt Sign REV E 4-3-21**
 Date: **REV A 1-13-21**
 Revisions: **REV B 1-19-21**
REV C 1-20-21
REV D 4-2-21
REV E 4-3-21

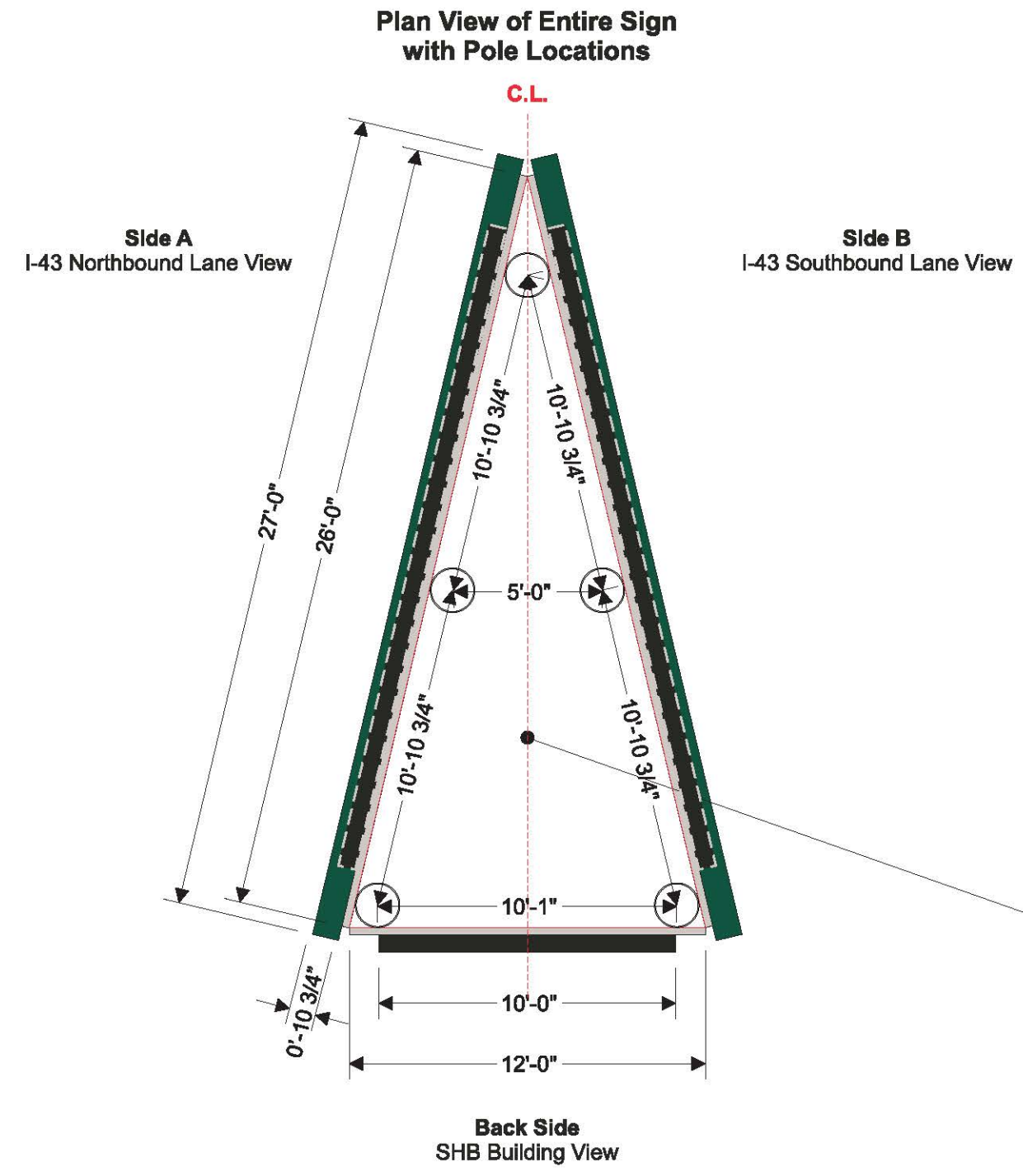
Scale: 3/16" = 1'-0" at 11" x 17"
 Page: 3 of 13
 Designer: **Jeff Weispfenning**

Customer/LL Approval:



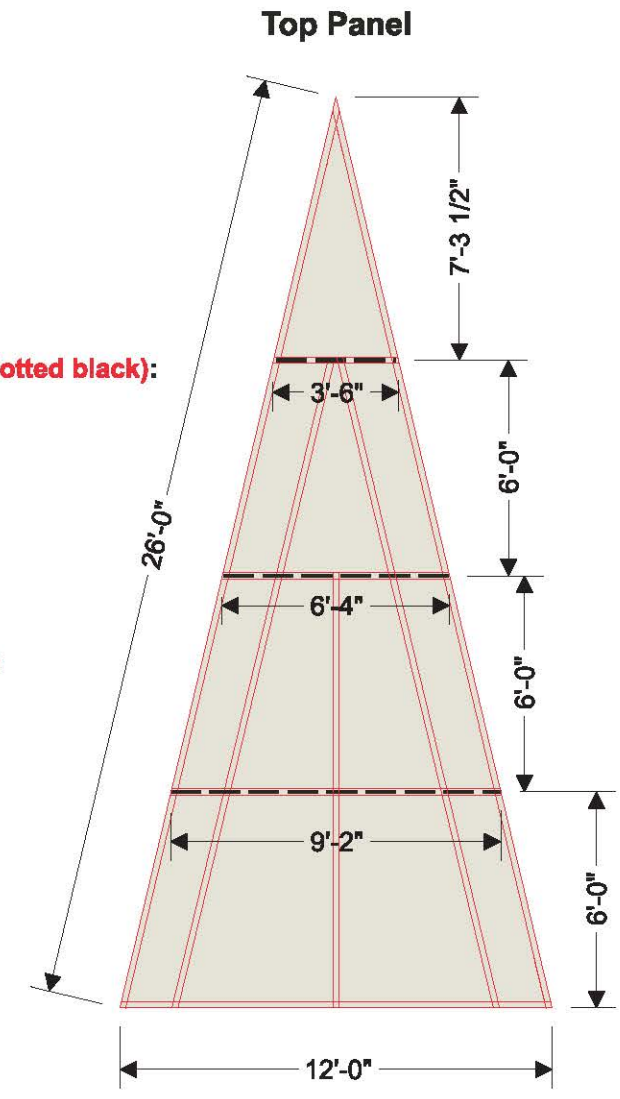
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Seams Between Panels (in dotted black):
 panels mechanically fastened together at seams with square tube supports

2" Square Tube Aluminum Supports (in red):
 (2) per seam as shown

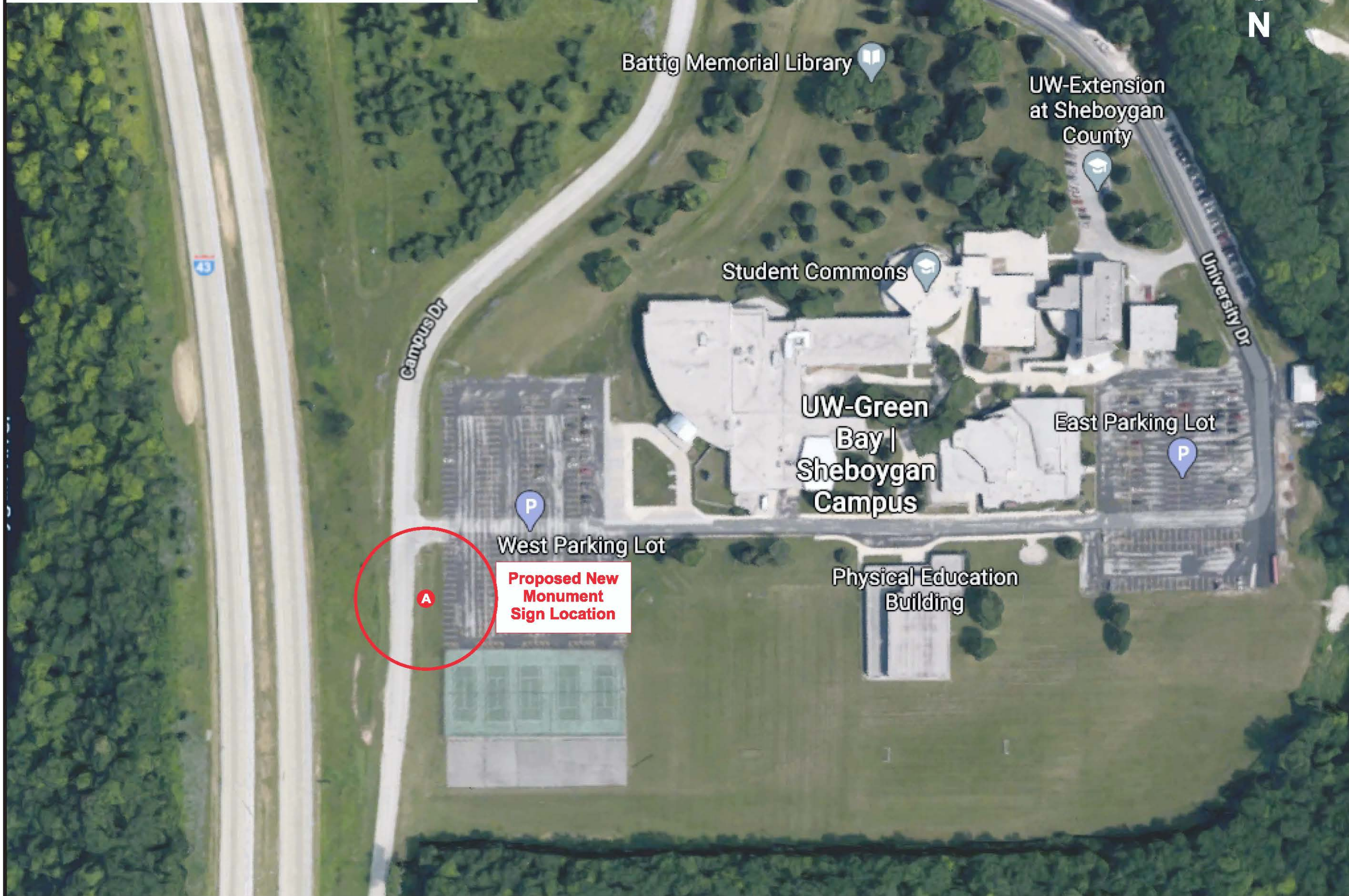


Perforated Top Panel:
 Perforated Aluminum Top Panel Mounted flush with the green trim.
 Perforations shall be a maximum of 1" x 1"

Subject To Engineering Changes

A V-Shaped Monument Sign - with Site Plan

Site Plan Overall View with Proposed Sign Location



CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB Sheboygan, WI Sign with Site Photos REV D 4-3-21**

Date: **REV A 2-8-21**

Revisions: **REV B 2-14-21**
REV C 2-16-21
REV D 4-3-21

Scale: **none**

Page: **3 of 12**

Designer: **Jeff Weispfenning**

Customer/LL Approval:



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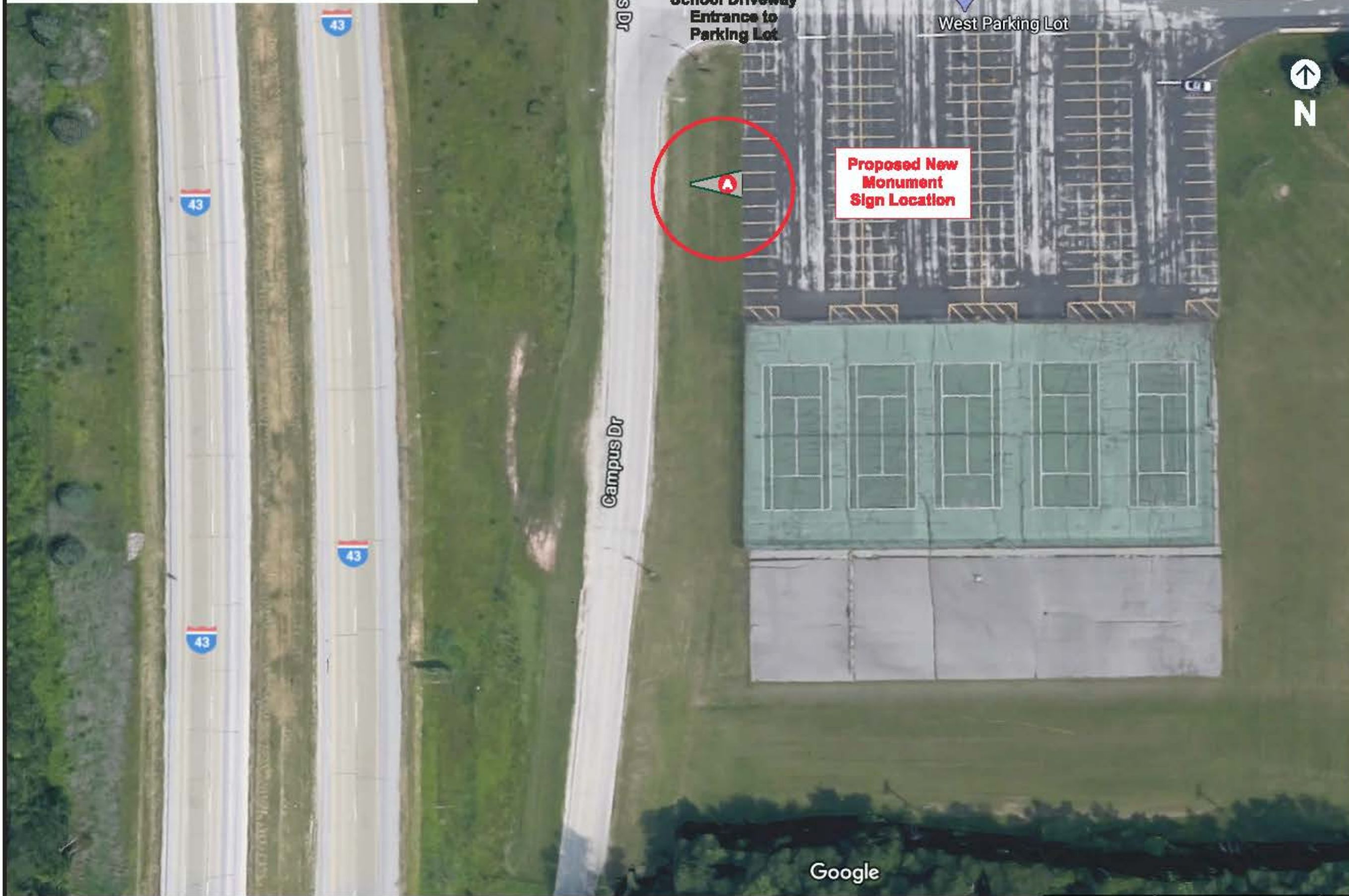
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A V-Shaped Monument Sign - with Site Plan

Site Plan Detail View with Proposed Sign Location



CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB Sheboygan, WI Sign with Site Photos REV D 4-3-21**

Date: **REV A 2-8-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: **none**

Page: **4 of 12**

Designer: **Jeff Welspfenning**

Customer
LL Approval:



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A V-Shaped Monument Sign - with Site Plan

Site Plan Zoomed View with Proposed Sign Location and Photograph of Existing Signs at Parking Lot Entrance



CUSTOMER INFORMATION

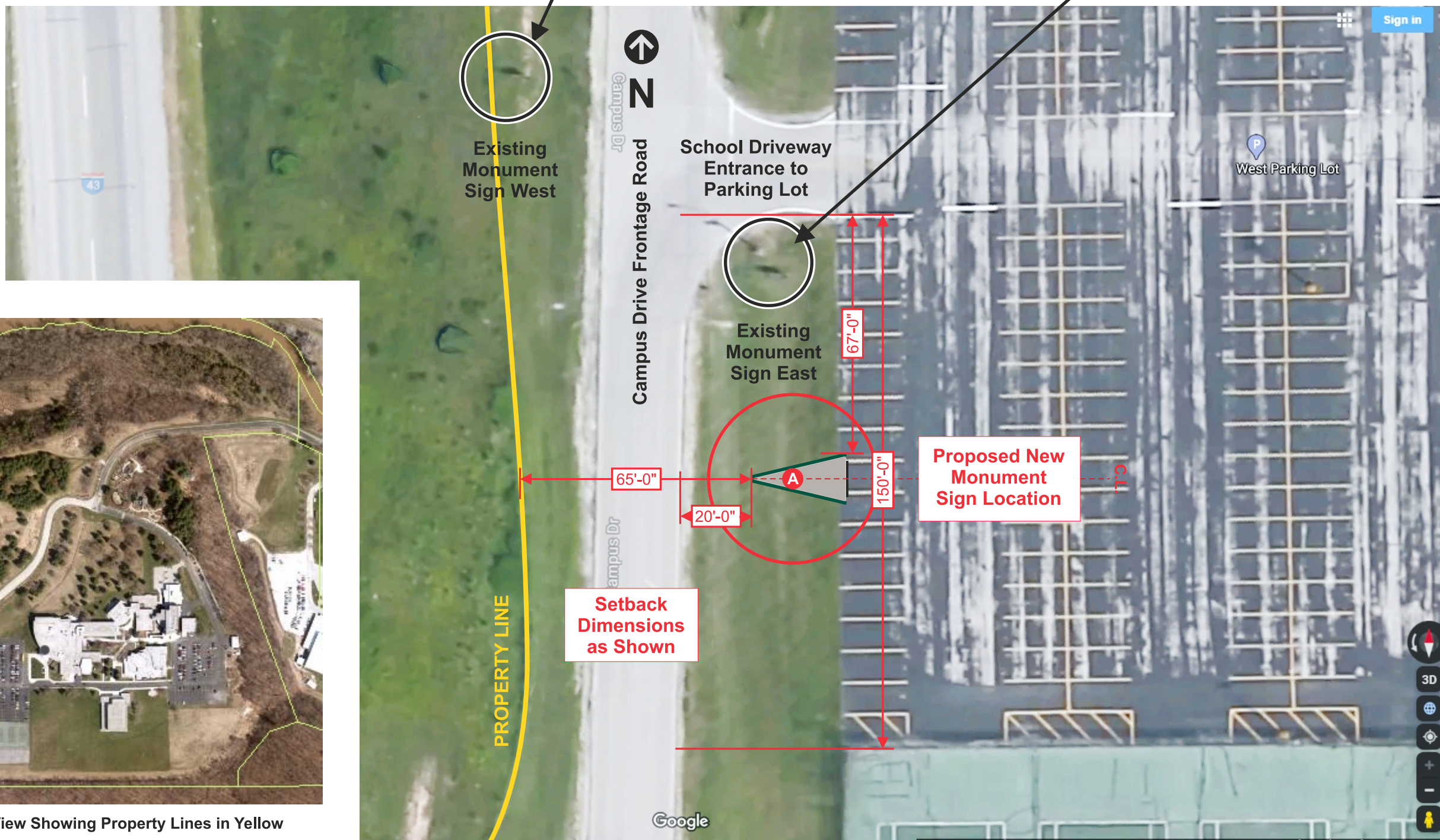
Customer: **UWGB**
 Address: **Sheboygan, WI**
 Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB Sheboygan, WI Sign with Site Photos REV D 4-3-21**
 Date: REV A 2-8-21
 Revisions: REV B 2-14-21
 REV C 2-16-21
 REV D 4-3-21

SCALE: 1/32" = 1'-0"

Site View of Parking Lot Entrance with Sign Locations



Overhead View Showing Property Lines in Yellow

Scale: 1/32" = 1'-0" at 11" x 17"

Page: 5 of 12

Designer: Jeff Weispfenning

Customer/
 LL Approval:



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V-Shaped Monument Sign - Location Photographs - Freeway

Existing Monument Signs are 9'-0" H.
Photograph taken from Freeway Northbound Lane - Looking North.



On Freeway - Northbound Lane - Looking North



On Freeway - Northbound Lane - Looking North - Closer

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV D 4-3-21**

Date: **REV A 2-8-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: **none**

Page: **6 of 12**

Designer: **Jeff Welspfenning**

Customer/
LL Approval:



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V-Shaped Monument Sign - Location Photographs - Freeway

Existing Monument Signs are 9'-0" H.
Photograph taken from Freeway - Southbound Lane - Looking South.



On Freeway - Southbound Lane - Looking South



On Freeway - Southbound Lane - Looking South - Closer

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Ralter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV D 4-3-21**

Date: **REV A 2-8-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: **none**

Page: **7 of 12**

Designer: **Jeff Welspfenning**

Customer/
I.L. Approval:



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A V-Shaped Monument Sign - with Proposed Sign at Site Location - Freeway

Existing Monument Signs are 9'-0" H.
Proposed V-Shaped Monument Sign is 30'-0" H.
Sign is at Proposed Location - On Freeway - Northbound Lane - Looking North.



CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV D 4-3-21**

Date: **REV A 1-13-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: **none**

Page: **8 of 12**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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A V-Shaped Monument Sign - with Proposed Sign at Site Location - Freeway

Existing Monument Signs are 9'-0" H.
Proposed V-Shaped Monument Sign Is 30'-0" H.
Sign is at Proposed Location - On Freeway - Southbound Lane - Looking South.



CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV E 4-23-21**

Date: **REV A 1-13-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21
REV E 4-23-21**

Scale: **none**

Page: **9 of 13**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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A V-Shaped Monument Sign - Location Photographs - Frontage Road

Existing Monument Signs are 9'-0" H.
Photograph taken from Frontage Road.



On Frontage Road - Southbound - Looking South



On Frontage Road - Northbound - Looking North

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Ralter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV D 4-3-21**

Date: **REV A 1-13-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: none

Page: 9 of 12

Designer: **Jeff Welspfenning**

Customer/
LL Approval:



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A V-Shaped Monument Sign - with Proposed Sign at Site Location - Frontage Road

SCALE: 1/16" = 1'-0"

Existing Monument Signs are 9'-0" H.
 Proposed V-Shaped Monument Sign is 30'-0" H.
 Sign Is at Proposed Location - On Frontage Road - Southbound - Looking South

CUSTOMER INFORMATIONCustomer: **UWGB**Address: **Sheboygan, WI**Sales: **Brad Reltar****DRAWING INFORMATION**

File Name: **UWGB
 Sheboygan, WI
 Sign with Site Photos
 REV D 4-3-21**

Date: **REV A 1-13-21**

Revisions: **REV B 2-14-21
 REV C 2-16-21
 REV D 4-3-21**

Scale: 1/16" = 1'-0" at 11" x 17"

Page: 10 of 12

Designer: **Jeff Weispfenning**

Customer/
 I.L. Approval:

**SignArt Company**

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V-Shaped Monument Sign - Photograph of Another Tall Sign

Exit 123 Highway Sign is 23'-0" H.

SCALE: 1/4" = 1'-0"

CUSTOMER INFORMATION

Customer: UWGB

Address: Sheboygan, WI

Sales: Brad Keller

DRAWING INFORMATIONFile Name: UWGB
Sheboygan, WI
Sign with Site Photo
REV D 4-3-21

Date: REV A 1-13-21

Revisions: REV B 2-14-21
REV C 2-16-21
REV D 4-3-21

Scale: 1/4" = 1'-0" at 11" x 17"

Page: 11 of 12

Designer: Jeff Welspenning

Customer/
LL Approval:**SignArt Company**Eau Claire, WI
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V-Shaped Monument Sign - Photograph of Another Tall Sign

Kohler - American Club Sign is 33'-0" H.

SCALE: 3/16" = 1'-0"

CUSTOMER INFORMATION

Customer: **UWGB**

Address: **Sheboygan, WI**

Sales: **Brad Reiter**

DRAWING INFORMATION

File Name: **UWGB
Sheboygan, WI
Sign with Site Photos
REV D 4-3-21**

Date: **REV A 1-13-21**

Revisions: **REV B 2-14-21
REV C 2-16-21
REV D 4-3-21**

Scale: 3/16" = 1'-0" at 11" x 17"

Page: 12 of 12

Designer: **Jeff Weispfenning**

Customer/
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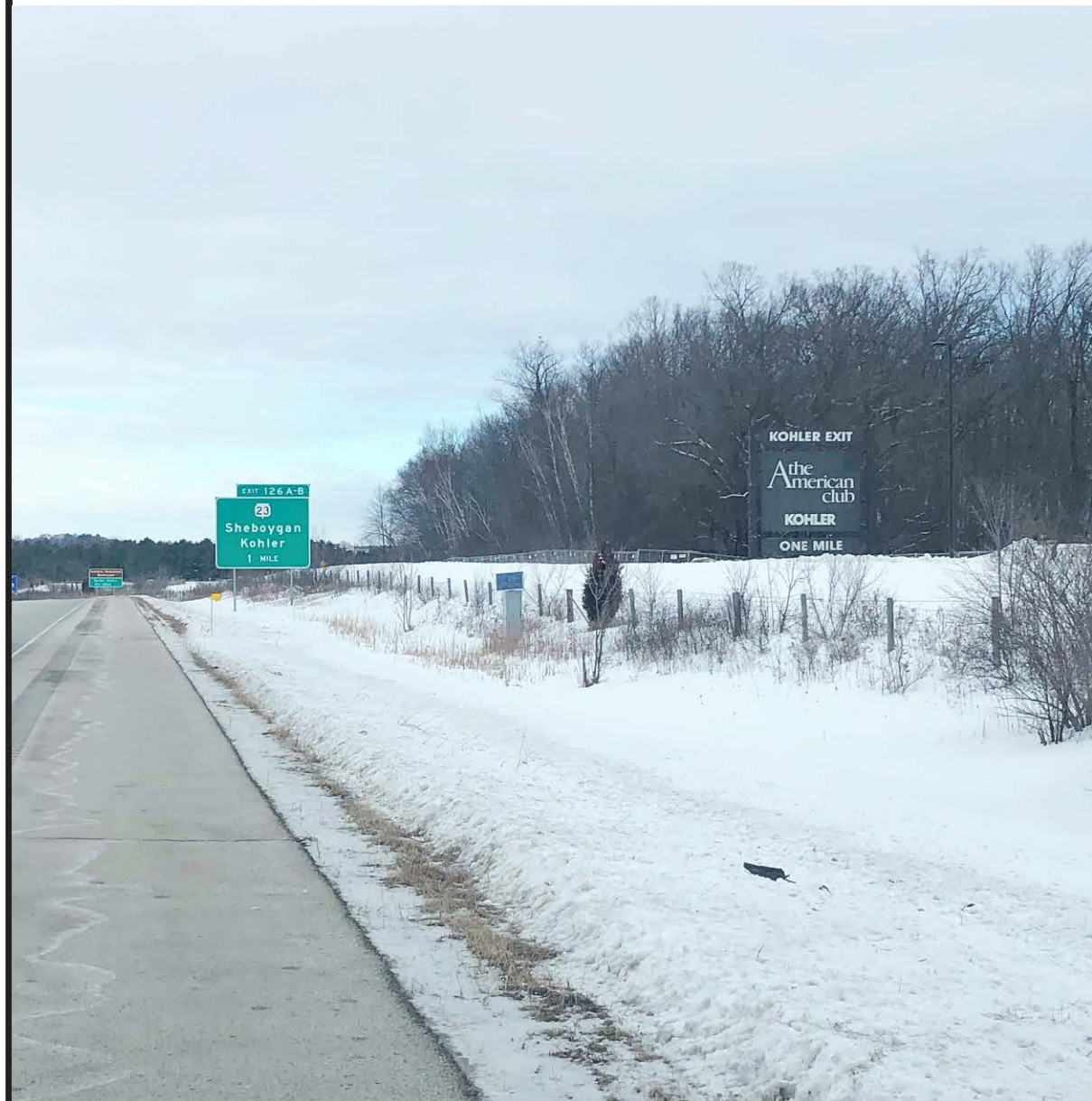
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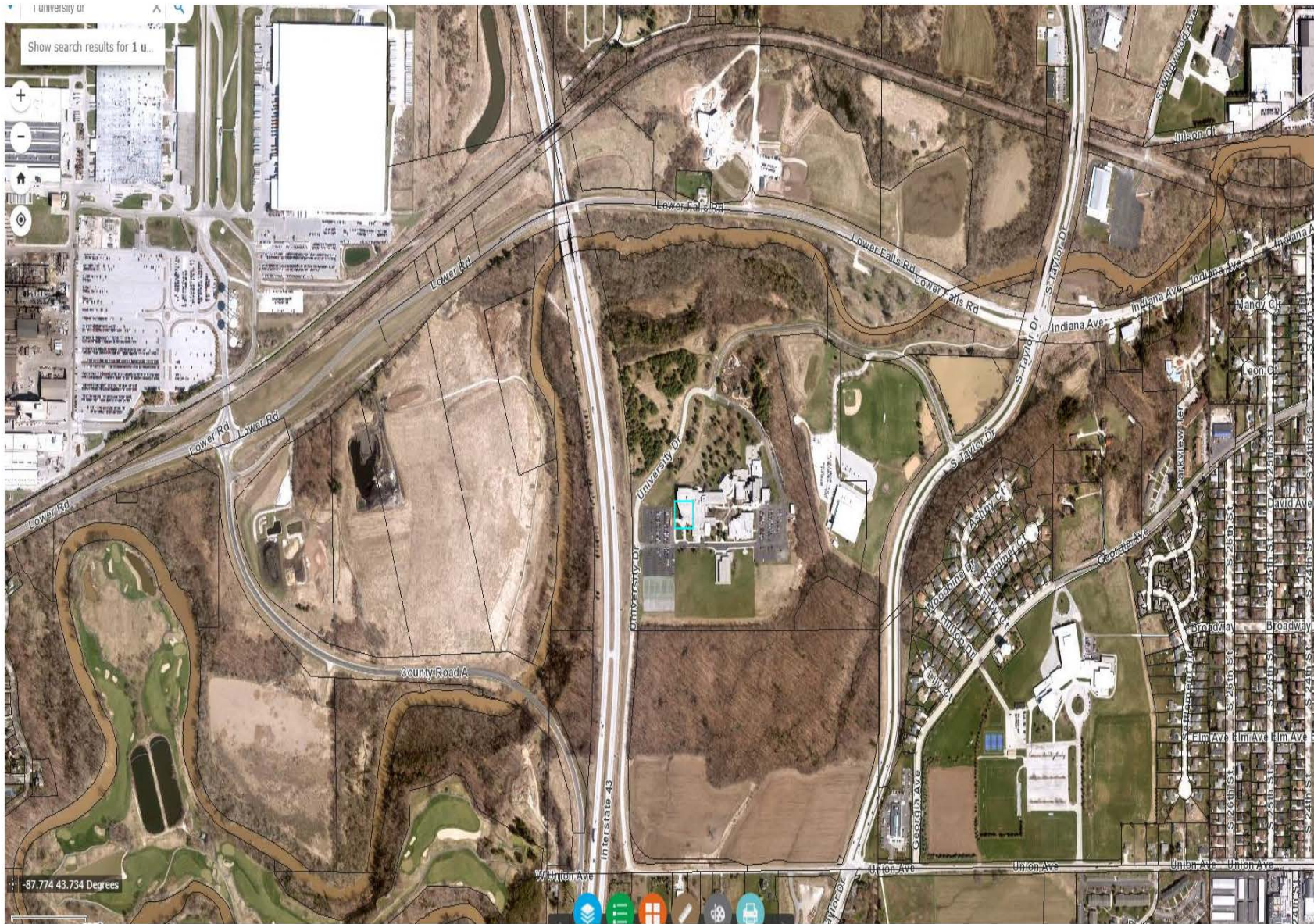
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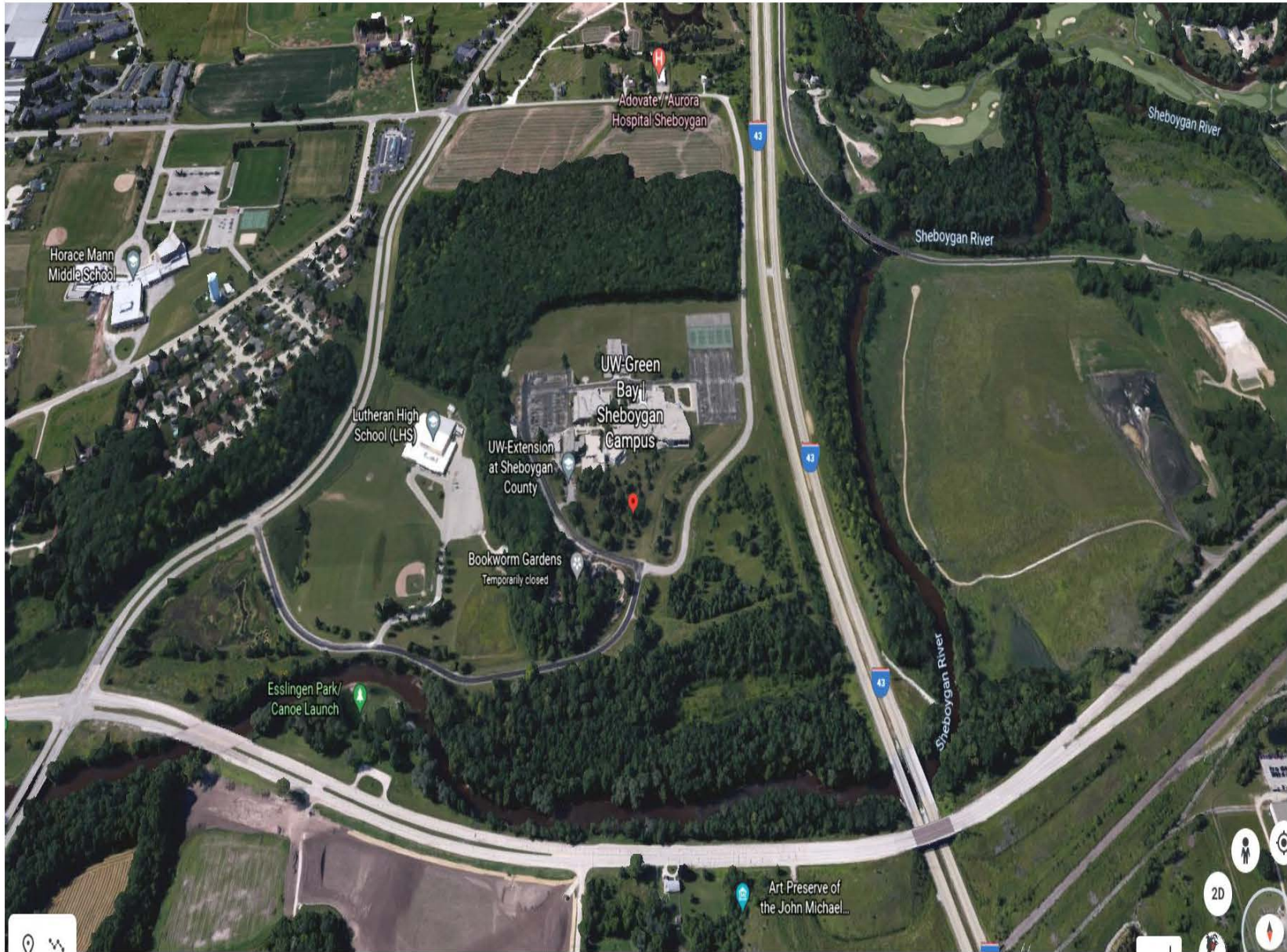


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View of Kohler American Club Sign and Exit 126 Highway Sign







Adovate/Aurora
Hospital Sheboygan

Horace Mann
Middle School

Lutheran High
School (LHS)

UW-Green
Bay
Sheboygan
Campus

UW-Extension
at Sheboygan
County

Bookworm Gardens
Temporarily closed

Esslingen Park/
Canoe Launch

Art Preserve of
the John Michael...

Sheboygan River

Sheboygan River

Sheboygan River

43

43

43

2D

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Scott Meyers to operate mini-storage on the 1st and 3rd floors of this four story building as part of the first phase of this future mixed use commercial facility at 1234 Kentucky Avenue. UC Zone

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

REPORT DATE: April 23, 2021

MEETING DATE: April 27, 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

BACKGROUND / ANALYSIS:

Scott Meyers is proposing to operate mini-storage on the 1st and 3rd floors of this four (4) story building as part of the first phase of this future mixed use commercial facility at 1234 Kentucky Avenue. The applicant states:

- The proposed uses include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of self-storage/mini-storage, small office space, flexible office and conference rooms, conventional office space, virtual office space, maker space, artist studios and event space. A management office will be located on the southwest corner of the building and may offer a coffee shop to the public in lieu of a private break room.
- The building is essentially a square, industrial building that used to house Wisconsin Woodcrafters wood working business. The building is being renovated to account for multiple small business and entrepreneurs to share open space along with private offices. The plan is to build out the self-storage units in the basement and 2nd floor, with a number of offices, coworking and shared spaces along with conference rooms on the 1st and 3rd floors (1st floor is along Kentucky Avenue).
- There will be a total of 236 self-storage units broken down as follows in the basement and 2nd floor levels:

| Lower Unit Mix Schedule | | | |
|--------------------------------|------------------|----------------|-------------|
| Count | Name | Rent As | % |
| | | | |
| 1 | 5 x 4 | 20 | 1% |
| 7 | 5 x 5 | 175 | 8% |
| 1 | 5 x 7.5 | 37.5 | 1% |
| 1 | 5 x 15 | 75 | 1% |
| 18 | 10 x 5 | 900 | 20% |
| 2 | 10 x 7.5 | 150 | 2% |
| 21 | 10 x 10 | 2100 | 23% |
| 2 | 10 x 12.5 | 250 | 2% |
| 18 | 10 x 15 | 2700 | 20% |
| 1 | 10 x 17.5 | 175 | 1% |
| 6 | 10 x 20 | 1200 | 7% |
| 10 | 10 x 25 | 2500 | 11% |
| 2 | 14 x 25 | 700 | 2% |
| 90 | | 10982.5 | 100% |

| Second Unit Mix Schedule | | | |
|---------------------------------|----------------|----------------|-------------|
| Count | Name | Rent As | % |
| | | | |
| 11 | 5 x 5 | 275 | 8% |
| 1 | 5 x 15 | 75 | 1% |
| 59 | 10 x 5 | 2950 | 40% |
| 39 | 10 x 10 | 3900 | 27% |
| 32 | 10 x 15 | 4800 | 22% |
| 4 | 10 x 20 | 800 | 3% |
| 146 | | 12800 | 100% |

- Phase one of this project will include the complete hazardous materials abatement, exterior façade renovation, interior buildout of ground floor and second floor as walkable storage units, paving of all existing gravel drives, and addition of approved dumpster enclosure on the premises. Exterior dimensions of existing building are 141'-0" x 137'-0". No new structures proposed.
- The reinvestment project will make significant improvements inside and outside of the existing building to eliminate the "eyesore." The facility will complement the significant number of apartments that have been constructed in the downtown area. Reinvestment and use of this facility will continue to revitalize this section of the Indiana Avenue corridor.
- The exterior will be completely renovated to include the removal of all existing siding, doors and windows. The roof has already been replaced and we propose the construction of a rooftop deck on the north end, accessed by a new opening and installation of large glass doors. The installation of all new windows, doors, and EIFS is depicted in the attached drawings.
- There is currently a manager for our storage facility located at 1336 Kentucky. That office will be relocated into the newly renovated office space located on the 1st floor of 1234 Kentucky, located at the southwest corner of the building facing Kentucky and N. 13th Street. This manager will handle the leasing and management of the storage operations. A separate manager will handle the property management for 1234 Kentucky Avenue. This will include the overall management of the building, leasing activities, and programming for events related to assist the tenants and various programming related to the initiatives set forth for the innovation district by the SCEDC. We have also explored a joint venture with Lakeland College whereby students in their Property Management Program would be employed, with training and supervision from both our company and the university.
- There will be 2-3 employees for the self-storage portion of this building.
- Hours will be normal business hours, similar to other business on Indiana Avenue. There will not be any outdoor storage of materials with the odd exception of any building/construction materials for a particular project. There will not be any vehicles stored by the owners, or management on the site, and the self-storage business does not/will not offer any outdoor storage of vehicles, boats, RV's, etc.
- Lighting will be as needed, meeting the requirements of the ordinances and leases will include the normal quiet enjoyment clauses with very clear rules regarding what is acceptable per the neighborhood and surroundings regarding noise and behaviors.
- Garbage will be handled by 1 – 2 dumpsters located on the north side of the building by the alley and will be locked and surrounded by a dumpster enclosure constructed of approved materials.

- The mini-storage is not visible as it will all be located inside the building, and with the units/doors only visible from the corner windows of the building on the 2nd floor.
- Parking will be expanded on the vacant portion of the lot to the east, with ingress/egress to the parking lot from N. 12th and N. 13th Streets by way of the alley and street parking on Kentucky Avenue. Current scope will add four (4) regular stalls and 1 accessible stall. Additional parking to be added in future phases.
- Ingress/egress to the building will be located by way of dock doors on the east end of the building by 12th Street and man doors on both Kentucky Avenue and 13th Street. Additional access to the building through dock doors on both Kentucky Avenue and 12th Street by way of glass garage doors are optional.
- We would like to have the ability to offer signage for both the self-storage portion of the building as well as the Co-Working/Flex Space. The sister storage facility is located at 1336 Kentucky and has channel letters that read “Sheboygan Self Storage”, in 2 lines, that are 100sf (4.8 feet high by 20.8 feet wide). We would like to duplicate this on two (2) sides of the building, on the 2nd floor between the windows, and two (2) signs that promote the Co-working Space on the 3rd floor, with the colors and name of this business.
- We have conducted three (3) feasibility studies for this facility/property. One for Self-Storage by Bob Copper of Self Storage 101 and two for the additional uses by Della Rucker of Wise Economy. Our entire proposal for the project is based upon the recommendations from both consultants and their subsequent favorable studies. Furthermore, the development team has been in conversations over the past two (2) years with the City of Sheboygan and the Sheboygan County Economic Development Corporation (SCEDC) with an eye towards this building becoming an integral part of the creation of the Innovation District. Additional feasibility studies by Wise Economy and their consultant, Della Rucker, have included the use of this building as it sits at the gateway to the proposed Innovation District. As such, the spaces we have proposed in the attached plans are the culmination of two (2) years of discussions with all parties listed above.

STAFF COMMENTS:

In March of 2017, the Plan Commission denied a conditional use permit to convert this entire facility into approximately 430-450 mini-storage units. The applicant indicates that they have been marketing the property ever since that time and have not had much success. The owner is now proposing:

- Phase 1 - Utilize portions of the building in the lower floor/basement and the 2nd floor into 236 mini-storage units and proposing to do the exterior renovations to the building
- Phase 2 - Plan to develop the 1st and 4th floor with other types of commercial type uses such as small office space, flexible office and conference rooms, conventional office space, virtual office space, maker space, artist studios and event space.

Other comments include:

- This building has been an eyesore to the neighborhood for many years. Over the last several years, the City has had numerous contacts and has spent an inordinate amount of time and resources with the existing and previous owners regarding this building's appearance in the neighborhood.
- The applicant states that converting portions of the building into mini-storage gives him the ability to generate the income necessary to complete all of the interior and exterior renovations involved in such a project.
- One of the criteria for a mini-storage use in the zoning ordinance is that the "Facility shall be designed so as to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and structures shall complement surrounding development." This building needs to be well designed utilizing quality materials and colors which the City of Sheboygan Architectural Review Board will need to review and approve.
- The applicant understands that no occupancy permits shall be issued until such time the exterior of the building is complete. The Plan Commission should have the applicant address the proposed timetable for this exterior remodeling project to be completed by.
- 236 mini-storage units proposed for this building is significant.
- Access to the building is from the gravel alley so a majority of the people utilizing this site will be accessing from a gravel alley that is in very poor shape. The applicant is proposing to improve this alley and the Plan Commission should include a condition of approval requiring the proposed use to either pave the alley or pave a new private driveway to access the facility.
- How will the applicant insure that no hazardous or combustible materials will be stored at the facility?
- There is a small accessory structure in the hill on the east side of the building which I am unsure of the use (pump house?). Is this structure needed? Can it be razed? If the accessory building is to remain, the Plan Commission should also have the applicant remodel the exterior of this building to match the design, materials and colors of the primary facility. Can work with staff on this design.
- Where exactly will the dumpster enclosure be located?
- The applicant generally speaks of signage but no formal signage has been proposed. Applicant shall work with staff regarding well designed signage for this structure.

- Presently, the use does not trigger much parking based on the mini-storage use – one (1) parking space per employee on the largest work shift. However, as the future interior buildout occurs of this mixed use facility, additional onsite site improvements such as parking and landscaping will be required.
- When the applicant begins receiving interest in beginning Phase 2 of this development, a new conditional use permit will be required detailing the future users of this this mixed-use facility and additional site improvements such as parking.

The applicant is requesting the following exceptions:

- Requesting a parking lot paving setback of 0 feet – Minimum paving setback is five (5) feet to the property line.
- Requesting not to have to install landscaping at this time – Shall meet landscaping requirements.

Applicant will need to meet landscaping requirements as future phases of this redevelopment occur - new interior uses will require site improvements such as additional parking, storm drainage, landscaping, etc.

It is imperative that the Plan Commission makes the applicant aware, that if the mini-storage portion of the project is approved as presented, that the mini-storage use will be permitted in the lower level basement and the 2nd floor **only**. Staff and the Plan Commission are informing the applicant that there will be no more mini-storage permitted in this facility based on the City's Indiana Avenue Master Plan that states redevelopment of this facility/property should be redeveloped in such a manner as to generate employment, dwelling units or other various types of mixed uses that better reflect the Indiana Avenue Commercial corridor and this Kentucky Avenue residential neighborhood.

It appears that the 1st Phase mini-storage proposal will generate minimal employment opportunities. It is staff's position that there is greater potential that can be realized at 1234 Kentucky Avenue and the hope is that the 2nd Phase will generate much more commercial activity and employment.

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/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements (applicant shall be in contact with building inspection, fire/police departments, etc.).

2. Applicant shall obtain all necessary permits for the demolition, construction, the storage and the handling of hazardous chemicals and/or fuels.
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
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 streets and/or properties.
9. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration
10. Applicant shall be permitted to 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.
12. All areas used for parking or maneuvering of vehicles shall be paved. This paving shall include the alley along the north side of the property which provides access to this facility – improvement of alley from 12th to 13th Street. The applicant shall work with the City Engineering Department regarding the specifications that this alley shall be designed to.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping (no gravel on the site).
14. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
15. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
16. 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 street/alley improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
17. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
18. Applicant will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.

23. 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.
24. Mini-storage shall only be permitted on the lower level basement and the 2nd floors as proposed. Phase 2 (1st and 3rd floors) shall be other mixed uses that are permitted or conditionally permitted in the Urban Commercial (UC) Zone.
25. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use (conditional use, etc.) and building approvals/permits prior to occupancy for these initial and future Phase 2 units (multi-tenant commercial mixed use facility).
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures.
27. Existing accessory building shall be razed unless needed as part of this project. If the small accessory building is to remain, the applicant shall match the design, materials and colors of the primary facility.
28. If there are any amendments to the approved 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

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: Scott Meyers

ADDRESS: 9899 Brightwater Dr. E-MAIL: ScottM@SelfStorageInvesting.com

PHONE: (317) 506-4900 FAX NO. (____) _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: 1234 Launch or 1234 Fuze?

ADDRESS OF PROPERTY AFFECTED: 1234 Kentucky Avenue

LEGAL DESCRIPTION: All of Lots 7,8,9,10,11 and 12, Block 257, Original Plat, City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The 3 Story Industrial Storage building that used to house the Woodcroft Manufacturing Company. Currently 90% Vacant.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: A mix of uses, including conventional and unconventional office work spaces, miniwarehouses and self-storage units, co-working, event and small office spaces, along with maker spaces and light industrial assembly and other businesses that will be attracted to the Innovation District and identify with the master plan for the area.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: No requested variances.

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? We have conducted 2 separate Feasibility studies with Della Rucker of Wise Economy. Both have shown proven to be favorable in the eyes of the consultant, and are shown to not only be in demand, but is fully in line with the Proposed Innovation District: Link: [WISE ECONOMY FEASIBILITY STUDY](#), Link: [WISE ECONOMY NARRATIVE](#)

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? The building has been an industrial manufacturing building with some small offices. The proposed use is a mix of industrial (self-storage) and co-working space. Changes to the land will include an expansion of the parking lot to allow for the increased amount of traffic and clients that will be utilizing the site in its proposed state.

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: 1234 Kentucky, LLC

ADDRESS: 9899 Brightwater Dr. Fishers, IN 46038

E-MAIL: ScottM@SelfStorageInvesting.com

ARCHITECT: N/A

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: Quasius Construction

ADDRESS: 1202A North 8th St. P.O. Box 727 E-MAIL: GGartman@Quasius.com

5. CERTIFICATE

**CONDITIONAL USE PERMIT
1234 KENTUCKY AVE.
SHEBOYGAN, WI**

- An explanation of all the existing uses and all business activities that presently take place onsite (how many existing business tenants, how many tenants, etc.).

Currently, the building is mostly vacant with the exception of 1 client who is utilizing the basement for Storage.

- An explanation of the proposed uses and all business activities that will take place onsite (conversion of existing space, new construction, mini-storage, office, parking, signage, ingress/egress, access easements, traffic, etc.)

The Proposed uses include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of Small Office space, Flexible office and conference rooms, Self-Storage/Mini-Storage, Conventional office space, Virtual office space, maker space, artist studios and Event Space. A management office will be located on the Southwest corner of the building and MAY offer a coffee shop to the public in lieu of a private Break Room. Parking will be expanded on the vacant portion of the lot to the north, with ingress egress to the parking lot on from 12th and 13th st by way of the alley, and street parking on Kentucky Avenue. Ingress egress the building will be located by way of dock doors on the East end of the building by 12th st, and man doors on both Kentucky Avenue and 13th Street. Additional Access to the building through dock doors on both Kentucky Avenue and 12th St. by way of glass Garage doors are optional.

The Exterior will be completely Renovated to include the removal of all existing siding, doors and windows. The roof has already been replaced, and we propose the construction of a rooftop deck on the north end, accessed by a new opening and installation of large Glass Doors. The installation of all new windows, doors, and eifs is depicted in the attached drawings.

- Please explain why the multi-tenant commercial uses are being proposed from this property and why the plan commission should consider approving the proposal at this site?

We have conducted 3 feasibility studies for this site. 1 for Self-Storage by Bob Copper of Self Storage 101, and 2 for the additional uses by Della Rucker of Wise Economy. Our entire proposal for the project is based upon the recommendations from both consultants, and their subsequent favorable studies. Furthermore, the development team has been in conversations over the past 2 years with the city and the Sheboygan County Economic Development Corp. with an eye towards this building becoming an integral part of the creation of the Innovation District. Additional Feasibility Studies by Wise Economy and their consultant, Della Rucker, have included the use of this building as it sits at the gateway to the proposed district. As such, the spaces we have created in the attached plans are the culmination of 2 years of discussions with all parties listed above.

- Please explain the types of uses that will likely be operating from this facility – Explanation of the tenant spaces to be created, how many, where located, entrance to the tenant spaces, etc.

The types of uses, listed above, include the conversion of the vacant and unfinished interior of the building into multiple work spaces that will be comprised of Small Office space, Flexible office and conference rooms, Self-Storage/Mini-Storage, Conventional office space, Virtual office space, maker space, artist studios and Event Space. The attached drawings and floor plans will provide additional detail regarding the various spaces and locations within the building.

- Provide a very specific explanation of your building and what uses are proposed where (1st floor, 2nd floor, 3rd floor, Basement, exterior, etc.).

The building is essentially a square, industrial building that used to house the Woodcroft wood working business. Our proposal calls for Self-Storage in the basement and on the 2nd floor, with office/coworking space, and maker spaces on the 1st floor or street level to Kentucky. This level will have a handful of small office spaces and Shared conference rooms. The 3rd floor will also be used

- How many commercial tenants do you have now?

There is one commercial tenant that is currently renting the basement for storage.

- How many commercial tenants will you have after the project? 1st floor, 2nd floor, 3rd floor, etc.

The Building is being renovated to account for multiple small business and entrepreneurs to share open space along with private offices. The plan is to build out The Self Storage units in the basement and 2nd floor, with a number of office, coworking and shared spaces along with conference rooms on the 1st and 3rd floors.

- Likely breakdown of space used for potential tenants.

See Proposed attached plans. Subject to change based on code review.

- How many storage units are you proposing to construct and where will they be located? What are the sizes, where are they to be located, etc.

The Self Storage units will be located in the basement and on the 2nd Floor. See attached floor plan for quantities and breakdowns.

- What is the exact phasing of this development – what areas of the building with what types of uses will be in the 1st Phase, 2nd , Phase, 3rdPhase, etc.

Phase 1 of the project will include the rehab of the exterior of the building and buildout of the Self-Storage in the Basement and the 2nd Floor. During this time, we will begin to market and promote the various other uses and available space in the building. This will include

- Please provide a site survey, building plans and or pictures of proposed structures.

See Attached

- How will building be managed/operated?

There is currently a manager for our storage facility located at 1336 Kentucky. That office will be relocated into the newly renovated office space located on the 1st floor of 1234 Kentucky, located at the corner of Kentucky and 13th st. This manager will handle the leasing and management of the storage operations. A separate manager will handle the property management for 1234. This will include the overall management of the building, leasing activities, and programming for events related to assist the tenants and various programming related to the initiatives set forth for the innovation district by the SCEDC. We have also explored a joint venture with Lakeland College whereby students in their Property Management Program would be employed, with training and supervision from both our company and the University.

- Description of proposed facilities, proposed building and all new site improvements (square footage of existing and proposed buildings, interior buildout, new structures, architectural renovations, design of new structures, storm drainage, landscaping, lighting, traffic, ingress/egress, parking, sidewalk, retaining walls, dumpster enclosure, screening of mechanicals, etc.).

Phase One of this project will include the complete hazardous materials abatement, exterior façade renovation, interior buildout of ground floor and second floor as walkable storage units, paving of all existing gravel drives, and addition of approved dumpster enclosure on the premises. Exterior dimensions of existing building are 141'-0" x 137'-0". No new structures proposed.

- An explanation of the proposed architectural style and materials and how it is compatible with the development in and around this neighborhood. A written description of the proposed general design, arrangement, texture, material and color of the buildings/structures. An explanation of any interior and/or exterior renovations.

Proposed architectural style will be aesthetically pleasing, using quality materials for construction, ensuring the longevity. Design intent is to fit in with the planned innovation district and be an eye-catching addition to the redeveloping Indiana Avenue Corridor. Exterior façade will be completely removed, hazardous materials abated and reconstructed with new siding, windows, and doors. Modern acceptable construction methods will be adhered to. The ground floor and second floor of the existing building will be renovated as walkable storage, and associated mechanicals, means of egress and conveying systems will be updated to current building code requirements.

- What are the days and hours of operation? How many customers are typically at the facility per day/week?

The Storage portion of the building

- How many employees will you have?

2-3

- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. hours of operation, outdoor storage of materials, vehicles, equipment, lighting, noise, garbage, etc.)?

Hours will be normal business hours, similar to other business on Washington St. There will not be any outdoor storage of materials with the odd exception of any building/construction materials for a particular project. There will not be any vehicles stored by the owners, or management on the site, and the self-storage business does not/will not offer any outdoor storage of vehicles, boats, RV's, etc. Lighting will be as needed, meeting the requirements of the ordinances set forth and leases will include the normal quiet enjoyment clauses with very clear rules regarding what is acceptable per the neighborhood and surroundings regarding noise and behaviors. Garbage will be handled by 1 – 2 dumpsters located on The North side of the building by the alley and will be locked and surrounded by a dumpster enclosure constructed of approved materials.

- Are you proposing any fencing and landscaping? What are your plans to properly screen/landscape (landscaping, fencing, etc.) the proposed mini-storage use from adjoining neighbors (vehicle lighting, vehicles, equipment, lighting, noise, etc.)?

The attached site plan denotes the initial proposed landscaping for review and approval. The mini-storage is not visible as it will all be located inside the building, and with the units/doors only visible from the corner windows of the building on the 2nd floor.

- Number of parking spaces you have and the number of parking spaces required. Will you have enough parking for all commercial and residential tenants. You will need to provide paved onsite parking (gravel is not permitted).

Current scope will add 4 regular stalls and 1 accessible stall. Additional parking to be added in future phases.

- How will site be accessed and where are the proposed access points?

See attached plans.

- Any signage being proposed?

We would like to have the ability to offer Signage for Both the Self Storage Portion of the Building as well as the Co-Working/Flex Space. The Sister Storage facility is located at 1336 Kentucky, and has Channel letters that read "Sheboygan Self Storage", in 2 lines, that is 4' 9 13/16" High by 20" 9 1/4" wide. We would like to duplicate this on 2 sides of the building, on the 2nd floor between the windows, and 2 signs that promote the Co-working Space on the 3rd floor, with the colors and name of this business.



GENERAL NOTES:

1. EXISTING LOUVERS, GRILLES AND OTHER PENETRATIONS NOT NEEDED TO BE REMOVED AND PATCHED
2. ALL EXTERIOR DOORS AND WINDOWS UTILIZED IN NEW DESIGN TO BE REPLACED. OTHERS TO BE PATCHED IN
3. WALL SHEATHING TO BE REPAIRED AS NEEDED, NEW VAPOR BARRIER TO BE INSTALLED
4. ALL EXISTING SIGNAGE TO BE REMOVED
5. EXPOSED AREAS OF FOUNDATION TO BE CLEANED.
6. LANDSCAPING RESTORATION AS NEEDED



Notes & Revisions

Exterior Renovations
Kentucky Ave. Building

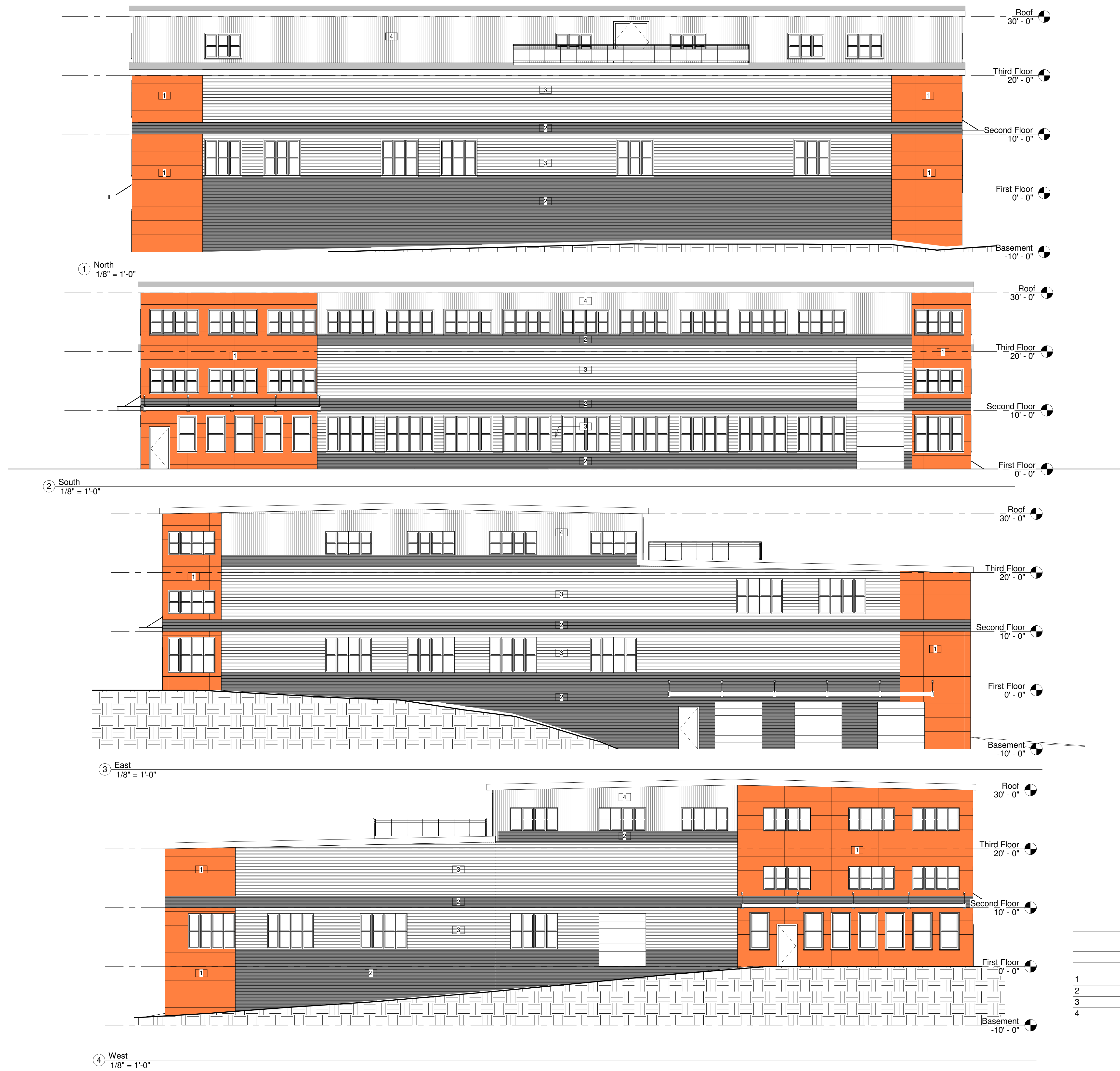
Existing Elevations

Project number
Date
Drawn by
Checked by

1/3/2019
SL
GG

A6

Scale



| Materials Legend | |
|-------------------------|---|
| Material Identification | |
| 1 | ACM PANEL |
| 2 | CHARCOAL GRAY METAL SIDING HORIZONTALLY APPLIED |
| 3 | LEADCOAT METAL SIDING HORIZONTALLY APPLIED |
| 4 | LEADCOAT METAL SIDING VERTICALLY APPLIED |



Notes & Revisions

Exterior Renovations
Kentucky Ave. Building

| Elevations | |
|----------------|----------|
| Project number | 1/3/2019 |
| Date | SL |
| Drawn by | GG |
| Checked by | |

A3

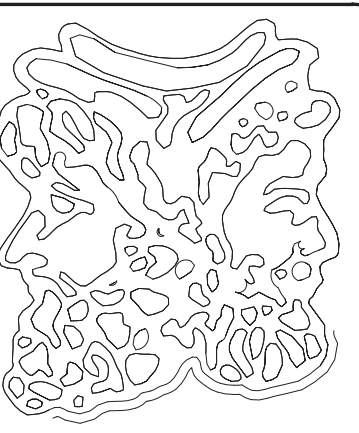
Scale 1/8" = 1'-0"











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NOTE TO CLIENT, CUSTOMER or OWNER
THIS PRELIMINARY UNIT MIX LAYOUT MAY NOT MEET SOME LOCAL OR NATIONAL BUILDING CODES. IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE THE LAYOUT CHECKED BY A LICENSED ARCHITECT/ENGINEER TO VERIFY THAT IT MEETS ALL LOCAL CODES INCLUDING EGRESS. UNIT SIZES ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY DEPENDING ON BUILDING DIMENSIONS AND OBSTRUCTIONS.

Sheboygan, WI

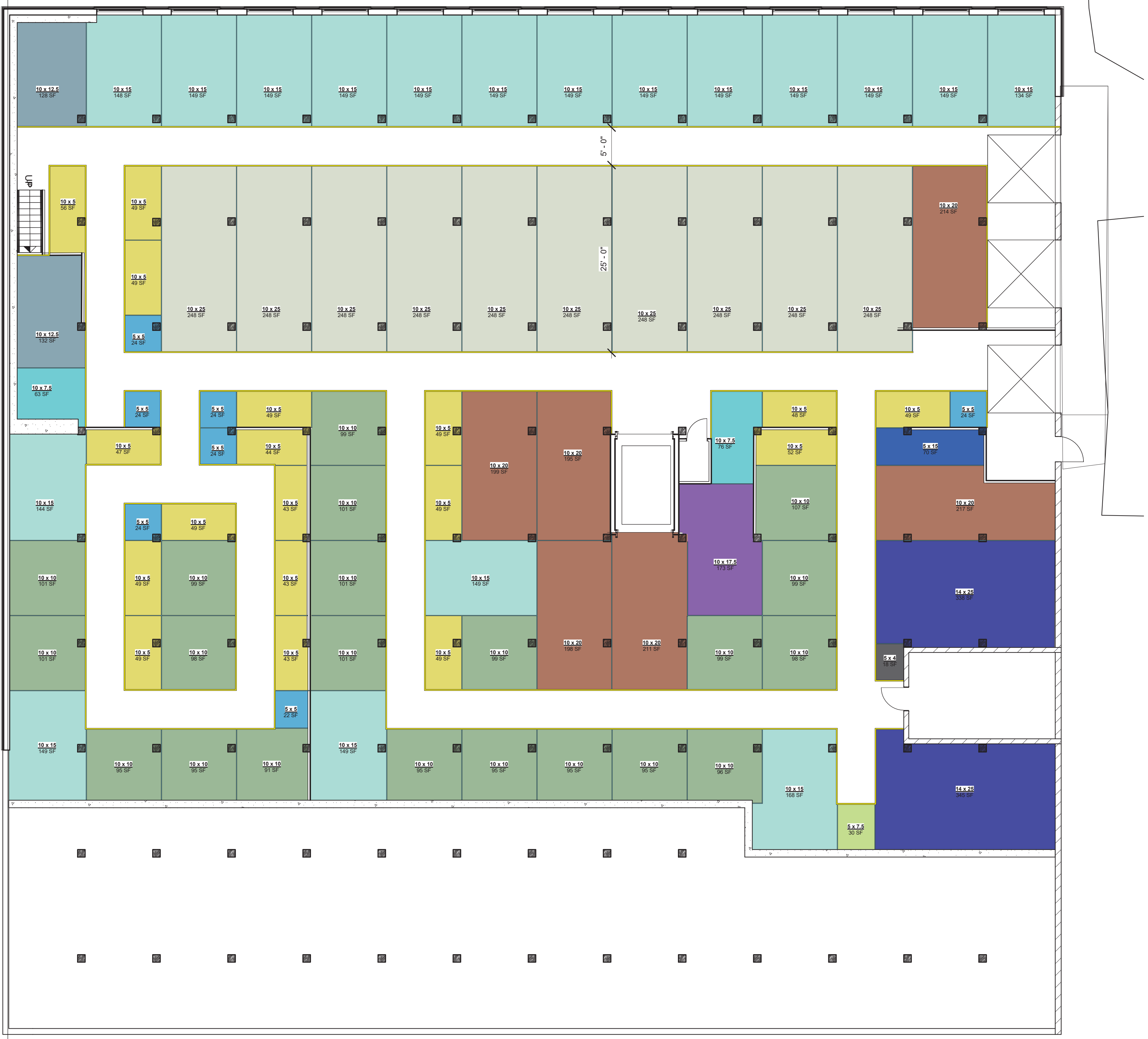
Drawn For Titan Investments
Proposed Self Storage-Option

Project #
30974

| Rev # | Date |
|-------|----------|
| 1 | 11.01.18 |

Drawn On 11-21-16
Drawn By B. Johnson
Checked By M. Hodges

J100
Lower Level



| Count | Name | Rent As | % |
|-----------|-----------|----------------|-------------|
| 1 | 5 x 4 | 20 | 1% |
| 7 | 5 x 5 | 175 | 8% |
| 1 | 5 x 7.5 | 37.5 | 1% |
| 1 | 5 x 15 | 75 | 1% |
| 18 | 10 x 5 | 900 | 20% |
| 2 | 10 x 7.5 | 150 | 2% |
| 21 | 10 x 10 | 2100 | 23% |
| 2 | 10 x 12.5 | 250 | 2% |
| 18 | 10 x 15 | 2700 | 20% |
| 1 | 10 x 17.5 | 175 | 1% |
| 6 | 10 x 20 | 1200 | 7% |
| 10 | 10 x 25 | 2500 | 11% |
| 2 | 14 x 25 | 700 | 2% |
| 90 | | 10982.5 | 100% |

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Notes & Revisions

Sheboygan Self Storage
1234 Kentucky Ave.

Concept Site Plan

Project number
Date
Drawn by
Checked by

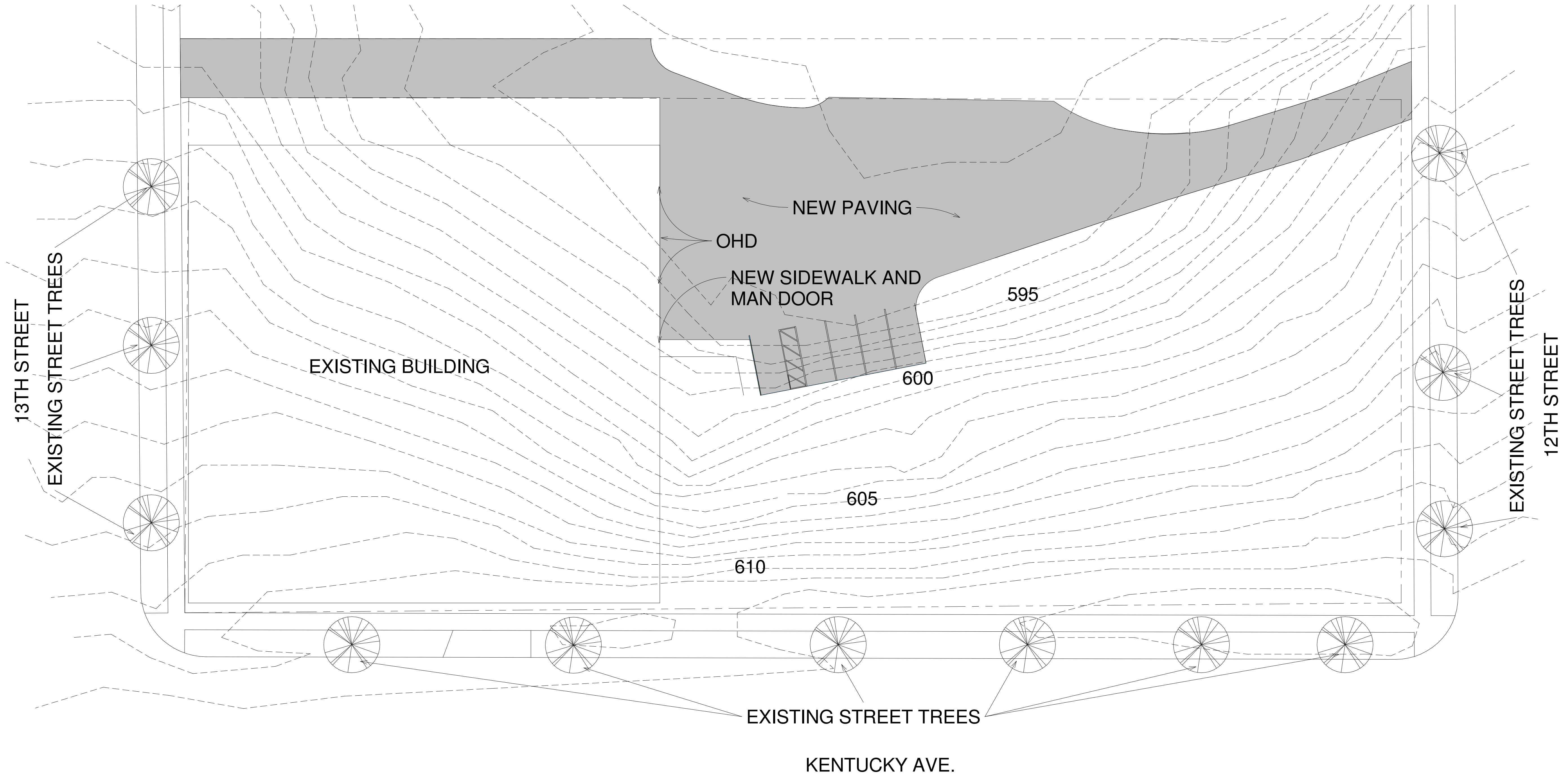
4/5/2021
SDL
SDL



Scale 1/16" = 1'-0"

4/5/2021 4:22:15 PM

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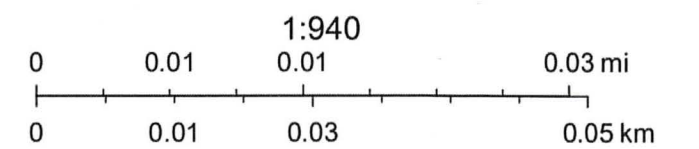
1 Site
1/16" = 1'-0"

ArcGIS Web Map



4/5/2021, 12:51:59 PM

-  TaxParcel
-  Red: Band_1
-  Blue: Band_3
-  Green: Band_2
-  Road Centerlines



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02/09/2021



02/09/2021

