

*****ATTACHMENTS*****

PARCEL NO. 59281431850
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 10/13/20

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: Bethany Reformed Church - Ron Navis

ADDRESS: 1315 Washington Ave., Sheb, WI 53081 E-MAIL: rdnavis44@gmail.com

PHONE: (920) 452-0051 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Bethany Reformed Church

ADDRESS OF PROPERTY AFFECTED: 1315 Washington Avenue

LEGAL DESCRIPTION: part S 1/2, SE 1/4, SE 1/4, Section 34, T15N-R23E

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

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

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

September 28, 2020

Project Narrative

Project: Bethany Reformed Church-Monument Sign
1315 Washington Avenue
Sheboygan, WI



Parcel Information: Tax parcel 59281431850 more specifically defined as PART OF THE SOUTH $\frac{1}{2}$, OF THE SE $\frac{1}{4}$, SSE $\frac{1}{4}$, SECTION 34, T15N-R23E, LYING NORTH OF THE NORTH ROW LINE OF C.&N.W. RAILROAD SPUR EXCEPT THE EAST 653.3 FEET THEREOF; ALSO EXCEPT THE WEST 307.3 FEET THEREOF, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

Zoning Classification: Suburban Residential, SR-5

Existing Site Conditions/Land Use: The current use of the property is a Church/Religious Institution. The use will remain the same; the proposed project consists of replacement of the existing freestanding sign with a new monument sign.

Proposed Land Use/Site Data: Bethany Reformed Church is requesting conditional use approval for construction of a monument sign on their property located at 1315 Washington Avenue. The project includes removal of the existing freestanding sign and construction of a new monument sign in the same location.

- Existing signage area is 36 square feet per side of the two-sided sign.
- Proposed sign area is 48 square feet per side of the two-sided sign. Of that, 24 square feet per side is a static sign at the top of the sign structure that displays the name of the religious institution; the remainder of the sign area (24 square feet per side) is an electronic message center (EMC).
- The existing freestanding sign is located 12 feet from the north property line (street right-of-way), more than 143 feet from the west property line, and more than 232 feet from the east property line. The proposed monument sign will be constructed in the same location. The existing and proposed sign are in compliance with the minimum 12-foot property line setback required by Section 15.805(2) 3. e. of the Code.
- There are no wall signs associated with the use.
- Upon completion of the sign replacement project, landscaping will include a perennial planting bed around the base of the sign as currently exists.

Zoning Requirements/Requested Variances:

Section 15.805(2) 3.

- Maximum permitted area per sign is 24 square feet per side. The proposed sign will have 48 square feet of area per side and include a 24 square foot internally illuminated static sign board at the top of the sign structure; this part of the sign will contain the name of the Church. The lower section of the sign will contain a 24 square foot EMC which will allow the Church to post Church service days and times, other events taking place at the Church, scripture passages and/or messages of inspiration.

Justification

The requested variance will allow the Church an enhanced tool to provide information regarding the events, programs, and activities to members of the congregation and the public in an attractive and efficient manner utilizing the latest technology. This is in line with the City's Comprehensive Plan which in part strives to preserve and enhance neighborhood-based facilities.

Approval of the requested Conditional Use will not adversely impact adjacent properties, the character of the neighborhood, the environment, traffic, parking, public improvements, public property, or rights-of-way. The proposed sign meets or exceeds required setbacks. Sign setback from neighboring residential properties and intensity of the lighting will be such that there will be no light trespass onto the adjacent residential properties. The sign will not obstruct the view of passing motorists and the associated lighting will not cause glare or light wash into the street. As a result, the sign will not present a safety hazard to motorists or pedestrians.

The principal use of the property (indoor institutional use) is a conditional use in the SR-5 District. The sign is accessory to the principal use. Adjacent uses include residential dwellings to the east and west, the railroad right-of-way to the south, and South High (institutional use) to the north. The location of the principal use is appropriate in relationship to the surrounding land uses as Churches and other institutional uses are neighborhood-based facilities that are customarily located in and amongst those that are served. The sign will allow the Church to continue to identify its location and the services it provides to the community in an efficient and attractive format.

The property is currently served by municipal utilities and services; the proposed sign replacement project will not impact the level of services required.

OFFICE USE ONLY
PARCEL NO.: 59281431850
MAP NO.: _____
ZONING CLASSIFICATION: SR-5

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: Bethany Reformed Church - Ron Navis
ADDRESS: 1315 Washington Ave., Sheb, WI 53081
E-MAIL ADDRESS: rdnavis44@gmail.com
PHONE: (920) 452-0051 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Same As Applicant
ADDRESS: _____
PHONE: () FAX NO: ()

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

NAME OF PROPOSED/EXISTING BUSINESS: Bethany Reformed Church
ADDRESS OF PROPERTY AFFECTED: 1315 Washington Avenue
USE OF PROPERTY: Church
TYPE OF SIGN: Replacement of monument sign
DESCRIPTION OF PROPOSED SIGN: Approximately 60 SF (inclusive of base)
monument sign with 48 SF of sign face (each side of double-faced sign). Approximately
24 SF of EMC and 24 SF of static sign board display (see attached plans).

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: varies X WIDTH: approx. 8' = TOTAL SQUARE FOOTAGE: 60 (incl. base)

AMOUNT OF PUBLIC STREET FRONTAGE: Approximately 370 feet

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: N/A - monument sign

SETBACK: 12'

METHOD OF ATTACHMENT: Affix new monument sign to concrete base.

METHOD OF ILLUMINATION: static=internal; EMC display

SIGN MATERIALS: metal and plastic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 36 SF/side AFTER PROPOSED SIGN: 48 SF/ side

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

09/28/2020
DATE

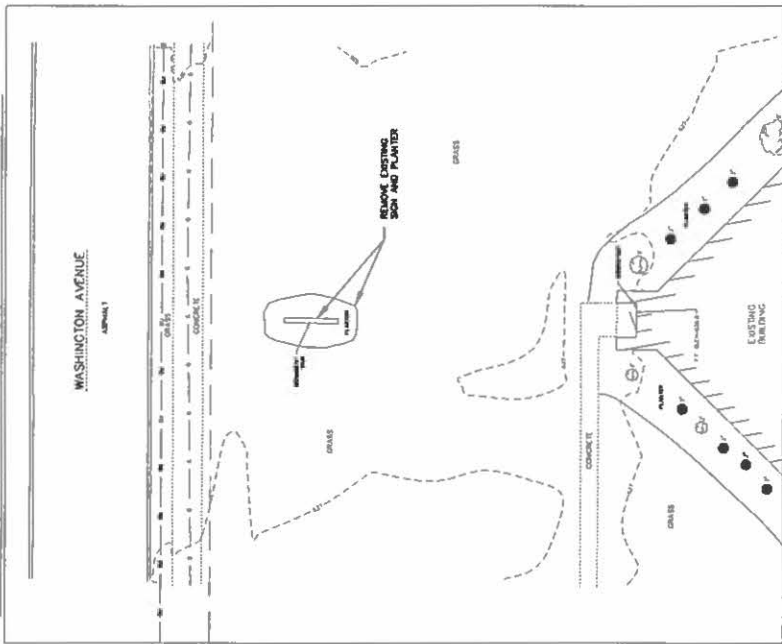
Ron Navis

PRINT ABOVE NAME

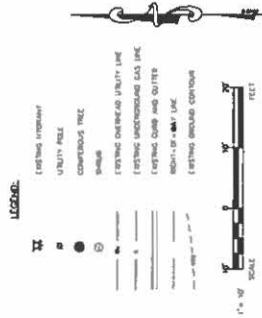
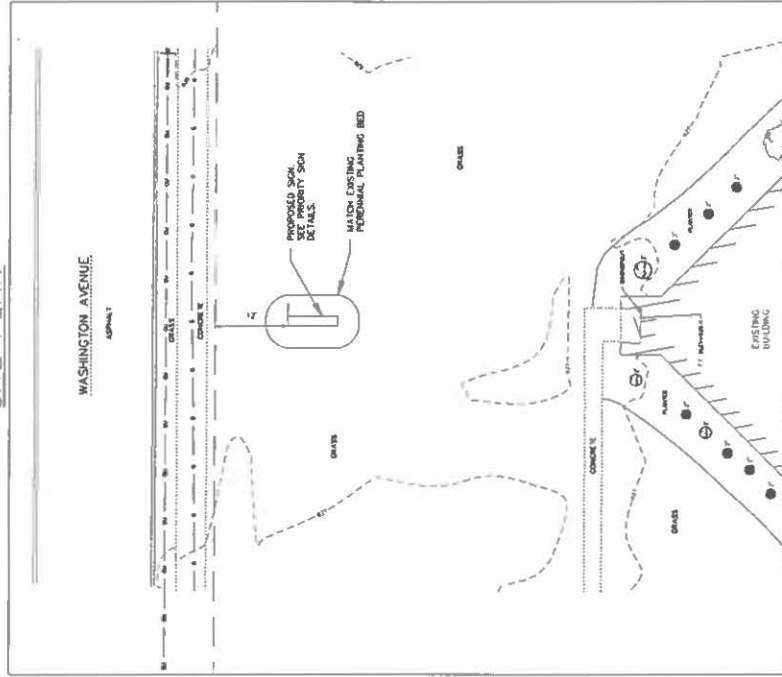
6. APPLICATION SUBMITTAL REQUIREMENTS

- 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.

EXISTING SITE AND DEMOLITION PLAN



SITE PLAN



EXCEL
 ARCHITECTS • ENGINEERS • SURVEYORS
 Always a Better Plan
 1315 Washington Avenue • Sheboygan, WI 53081
 Phone: 920.452.1100
 Fax: 920.452.1101
 www.excelinc.com

PROJECT INFORMATION

NEW SIGN FOR:
BETHANY CHURCH
 1315 WASHINGTON AVENUE • SHEBOYGAN, WI 53081

PREPARED BY:

NOT FOR CONSTRUCTION

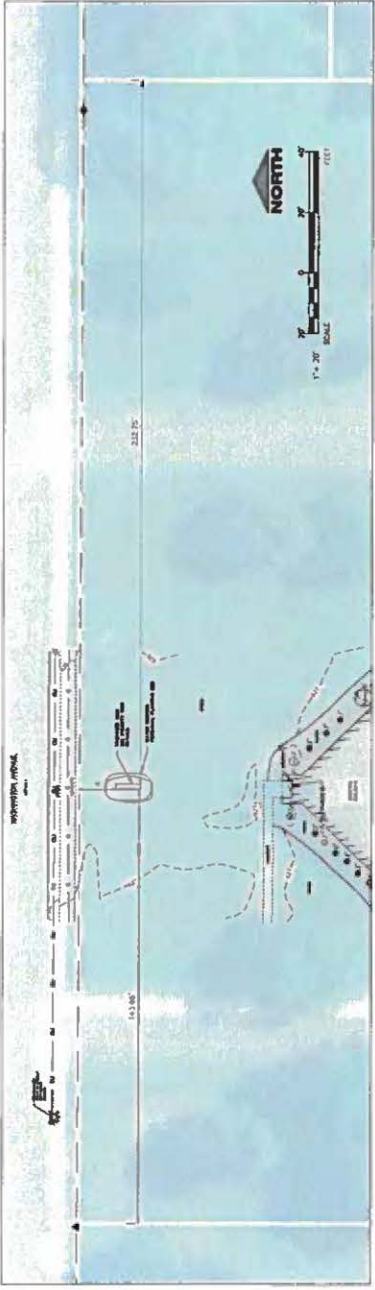
PRELIMINARY DATES
 SEPT. 05, 2020

JOB NUMBER
 2051420

SHEET NUMBER
C1.1

CIVIL SIGN EXHIBIT

APPROXIMATE DIMENSIONS TO PROPERTY LINES



S1 Custom D/F Illuminated Monument w/ EMC

Remove current monument. Install new monument with D/F EMC cabinet and topper with illuminated push through copy. Colors TBD.

*** VECTOR ART NEEDED FROM CLIENT**



Electromatic Visual EMC
FUS-A-16D-048x144-CL-0SS5



scale 3/8" = 1'

SIDE A



END VIEW



SIDE B



Revisions:	X	
Revised EMC size & pole cover - KB - 9.18.2020	X	
X	X	
X	X	

File Location:	STND <input type="checkbox"/>
Drive/Clients/	CSTM <input type="checkbox"/>
<input type="checkbox"/> AS	<input checked="" type="checkbox"/> CR
	<input checked="" type="checkbox"/> EN

Date:	6/27/2019
Designer:	SC
PM:	TK

City/State:	Sheboygan, WI
Address:	1315 Washington Ave

Drawing #	C61793-1
OE #	126644



Revisions:	
x	
x	
x	
x	

File Location:	STND
Drive/Clients/	CSTM
<input type="checkbox"/> AS	<input checked="" type="checkbox"/> CR
<input type="checkbox"/>	<input checked="" type="checkbox"/> EN

Date:	6/27/2019
Designer:	SC
PM:	TK

City/State:	Sheboygan, WI
Address:	1315 Washington Ave

Drawing #	C61793
OE #	126644



bethany
CHURCH

BETHANY
REFORMED CHURCH.COM

MAY GOD'S BLESSINGS
FALL ON YOU

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional use and variance application by Bethany Reformed Church to install a new electronic readerboard monument sign at 1315 Washington Avenue. SR-5 Zone.

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

REPORT DATE: October 9, 2020

MEETING DATE: October 13, 2020

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:

Bethany Reformed Church is proposing to install a new electronic readerboard at 1315 Washington Avenue. The applicant states:

- The project includes removal of the existing Bethany Church manual readerboard monument sign and construction of a new electronic readerboard monument sign in the same location (front yard along Washington Avenue).
- The existing signage area is 36 square feet per side of the two-sided sign.
- The overall size of the proposed monument sign will be approximately 62sf (7.5 x 8) and 7.5 feet tall. This will be an interior lit doubled sided sign with an electronic message center display on both sides to advertise to both east and west bound traffic on Washington Avenue.
- The actual sign area is approximately 48sf. The Bethany Church portion of the sign is 23sf (2.8 x 8.1) and the electronic readerboard portion of the sign is 24sf (3 x 8).
- The existing freestanding sign is located 12 feet from the north/Washington Avenue property line (street right-of-way). The proposed monument sign will be constructed in the same location. The existing and proposed sign are in compliance with the minimum 12-foot property line setback requirement.

- Upon completion of the sign replacement project, landscaping will include a perennial planting bed around the base of the sign as currently exists.
- The new electronic message center will allow the Bethany to post Church service days and times, other events taking place at the Church, scripture passages and/or messages of inspiration and will be safer for employees who can easily change the message from the office.

STAFF COMMENTS:

The applicant is requesting a variance to have 62sf monument sign – The maximum size permitted for a church in the SR-5 zone is 24sf.

Bethany Church is looking to replace their older existing sign with a larger, well-designed electronic message center. The requested variance will allow the Church an enhanced tool to provide information regarding the events, programs, and activities to members of the congregation and the public in an attractive and efficient manner utilizing the latest technology.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
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. 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.
5. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
6. Any future wall signage will be individual letter signs (no flat panel or interior lit cabinet signs).
7. 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: Conditional use application by Sheboygan County Warming Center to operate a warming center at Ss. Cyril and Methodius Church located at 822 New Jersey Avenue. UR-12 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: October 9, 2020

MEETING DATE: October 13, 2020

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:

Sheboygan County Warming Center is proposing to operate a warming center at Ss. Cyril and Methodius Church located at 822 New Jersey Avenue. The applicant states the following about the project:

- The purpose of the Sheboygan County Warming Center is to provide safe temporary overnight shelter for adults (over 18) who may be homeless because of emergencies of any kind (including transients) who will be housed on an overnight basis pending availability. The goal is to provide a warm place to stay overnight during Sheboygan’s cold winter nights for those who have no shelter.
- The warming center is operated by a number of county interdenominational churches working together during the months of January and February.
- The warming center has been operating for four (4) years in the Salvation Army facility. During that time the number of guests has varied from one to 25 a night.
- The warming center is proposing to utilize Ss. Cyril and Methodius Church lower hall adjacent to restrooms, kitchen and elevator.
- The request is to permit the warming center to operate yearly from October 15 to April 15 and to permit a maximum of 40 guests and approximately 2-10 warming staff.

The volunteer staff and guests daily schedule is:

- From 6:00pm to 10:00pm there are 3 to 4 people who open, setup, welcome guests and serve hot meal to guests (meals prepared elsewhere).
- Guests arrive between 7:00 p.m. and 9:00 p.m. After 9:00pm guests may only gain admittance with a police referral. Guests leaving after signing in may not re-enter if they leave. Guests are offered a warm meal shortly after 7:00 p.m. Some bring food while others have food provided by the warming center.
- From 10:00pm to 3:00am and from 3:00am to 8:00am there are 2 staff people who remain awake and alert in order to help with any situations that might arise.
- Around 6:15am, the guests are awakened and a simple light continental breakfast is provided including coffee, milk, juice, fruit, oatmeal, pastries, etc.
- Staff then helps to ensure guests are leaving the center by 7:30am. Staff cleans up as necessary and exits by 8:00am.

Some 2020 warming center statistics to be aware of include:

- Total Number of Guests Served: 42
- Range of Stay: 1 day to 59 days
- Median Days of Stay: 13 days
- Median Number of Guests per Night: 11
- Gender of Guests: 26 males and 16 females
- Number of Volunteers: 69
- Average Number of Shifts per Volunteer: 6
- Approximate Number of Volunteer Hours: 1,700

STAFF COMMENTS:

The Plan Commission may want to have the applicant address:

- How the warming center interacts with Church activities?
- Is the warming center proposing to have any signage directing guests to the warming center? If so, what type of signage is proposed, what types of signs and where will they be located?

The conditional use permit request is to operate the temporary warming center at Ss. Cyril and Methodius Church located at 822 New Jersey Avenue on a yearly basis from October to April. Is the Plan Commission good with that timeframe? Staff has no objection.

ACTION REQUESTED:

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

1. Prior to operation/occupancy of the warming center, the applicant shall obtain an occupancy permit as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. City Development staff will issue a building permit only if the applicant has adequately satisfied all Sheboygan Fire Department issues and/or concerns.
3. The warming center is permitted to operate yearly at Ss. Cyril and Methodius Church from October to April.
4. This conditional use permit is for the warming center use only. No other temporary use may operate from this facility/site. This use permit is not transferable and any future proposal would require a new conditional use permit to operate from this property.
5. Applicant shall adequately monitor/regulate and maintain this property.
6. In no instance shall the use create a nuisance for neighboring properties (noise, hours of operation, garbage, loitering, etc.).
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. No temporary signage shall be permitted on the building and/or the site.
9. 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.
10. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen/enclose the dumpsters. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
11. Outdoor storage of materials, products or equipment shall be prohibited.
12. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
13. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 109790
MAP NO. _____
ZONING CLASSIFICATION: UR-12

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 10/13/20

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: Sheboygan County Warming Center

ADDRESS: 1248 Lincoln Ave., Sheboygan, WI 53081

E-MAIL: karishel@hotmail.com

PHONE: (920) 980-9520 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Ss. Cyril and Methodious Church

ADDRESS OF PROPERTY AFFECTED: 822 New Jersey Ave., Sheboygan, WI

(Mailing address: 1439 S. 12th St., Sheboygan, WI 53081) _____

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Used as Church Hall for social gatherings

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Use of the Church lower hall, adjacent restrooms, Kitchen and elevator to locate and house the overnight Warming Center. Request permit for the period of October 15, 2020 to April 15, 2021 and same period for subsequent years. Request permit for a maximum of 40 (forty) guests to stay overnight during the operating period. Additionally, to allow for between 2 – 10 Warming Center staff and volunteers to remain on site to facilitate the operation. Note that two Warming Center staff or volunteers will remain awake and alert during all times of operation. Also see attachments.

Sheboygan County Warming Center

Purpose

The purpose of the Sheboygan County Warming Center is to provide temporary, overnight, safe shelter for adult (over 18) individuals who may be homeless because of emergencies of any kind, including transients who will be housed on an overnight basis pending availability. It is operated by a cluster of county interdenominational churches that have banded together over the past four years during the months of January & February from 7:00 p.m. to 7:30 a.m. The past four years the number of guests has varied from one to twenty-five a night.

General operation

Guests arrive between 7:00 p.m. and 9:00 p.m. After that they may only gain admittance with a police referral. Guests leaving after signing in may not re-enter if they leave. They are offered a warm meal shortly after 7:00 p.m. Some groups bring the food; others have it provided by the Steering Committee. Around 6:15 a.m. the guests are awakened, and a simple light breakfast is provided. Guests leave the center by 7:30am

Volunteer staff daily schedule.

6:00pm to 10:00pm. 3 or 4 people. To open, setup, welcome guests and serve hot meal to guests (prepared elsewhere.)

10:00pm to 3:00am. 2 people. Remain awake and alert in order to help with any situations that might arise.

3:00am to 8:00am. 2 or 3 people. Remain awake and alert in order to help with any situations that might arise. Awaken guests and serve light continental breakfast, (no cooking). Coffee, milk, juice, fruit, oatmeal, pastries, etc. Help to ensure guests are leaving the center by 7:30am. Cleanup as necessary. Exit and lockup by 8:00am.

2020 Statistics

Total Number of Guests Served: 42

Range of Stay: 1 day to 59 days

Median Days of Stay: 13 days

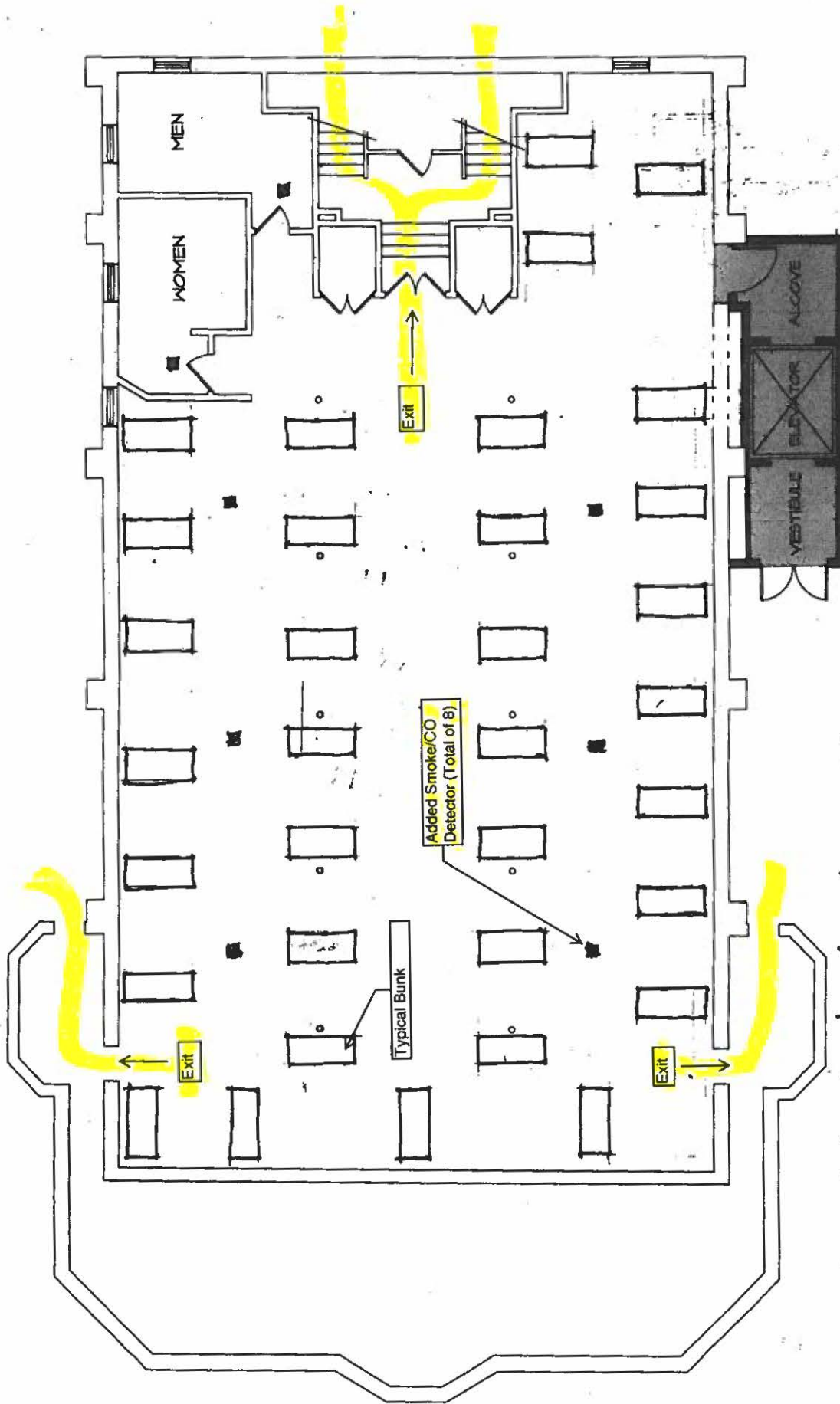
Median Number of Guests per Night: 11

Gender of Guests: 26 males and 16 females

Number of Volunteers: 69

Average Number of Shifts per Volunteer: 6

Approximate Number of Volunteer Hours: 1,700



ST. CYRIL & METHODIUS
CATHOLIC CHURCH

BASEMENT FLOOR PLAN

EXISTING SCHOOL



Sheboygan County Warming Center EMERGENCY ACTION PROCEDURES

October 1, 2020

EMERGENCY TELEPHONE NUMBERS

- For All Emergencies Dial 911.

Other Important Numbers – Warming Center Board Members

- Ken Rishel 920-980-9520
- Lynne Guenther 920-946-4623
- Ken Ristow 920-452-4376
- Rich Gulig 920-452-2305

Medical Emergency

For true medical emergencies:

- Call 911.
- Give your name, telephone number.
- Location address: **822 New Jersey Ave, Sheboygan.**
- Remain calm and describe the situation.
- Know the number of people involved.
- Know the nature of the illness or injury.
- Stay on the line until help arrives, if at all possible.
- While waiting for professional help do not move the ill or injured person, unless safety considerations necessitate movement to a safer location.
- When professional help arrives: Allow responding units to take control of the situation.
- Notify one or more of the Board Members listed above.

Note: Treat minor injuries from supplies in the first aid kit. The kit is located in the kitchen.

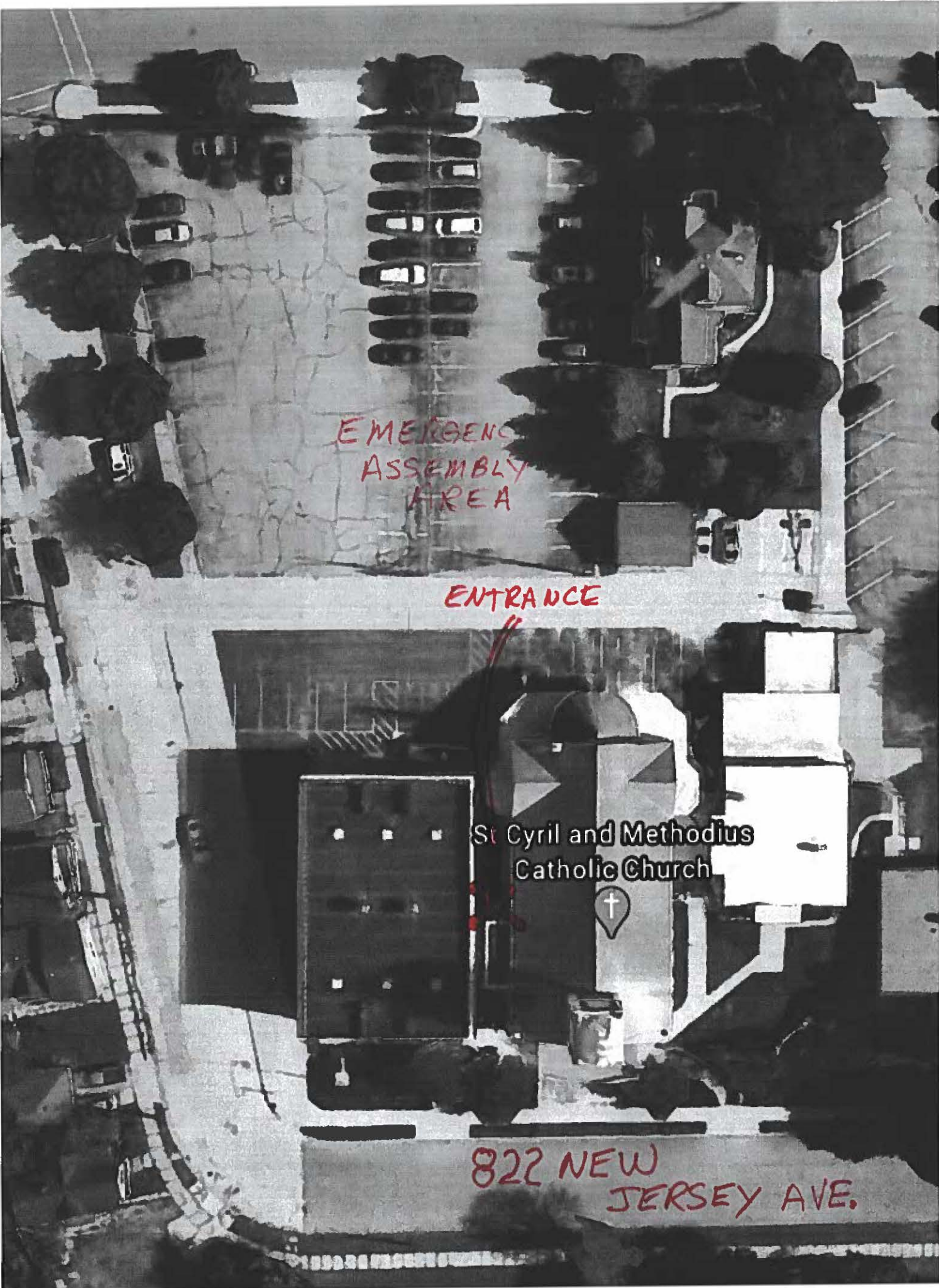
Fire and Smoke Emergencies

If you detect smoke and/or fire:

- Activate the manual fire alarm located in the kitchen, on the counter.
- Initiate **Emergency Evacuation Procedures** for any and all occupants – guests, volunteers and staff. **DO NOT USE THE ELEVATOR TO EXIT.**
- Call 911 (move to a safe area before making this call).
- Give your name, telephone number, and
- Location address: **822 New Jersey Ave, Sheboygan.**
- Remain calm and describe the situation.
- Do not hang up until directed by the 911 dispatcher.
- After evacuation, notify one or more of the Board Members listed above.

If you know how to use a fire extinguisher and feel the best course of action is to attempt to extinguish the fire, locate an extinguisher and, without risking injury, attempt to extinguish the fire. If the fire is beyond the point of a safe attempt to extinguish it, isolate the fire by closing doors in the area before evacuating.

(OVER)



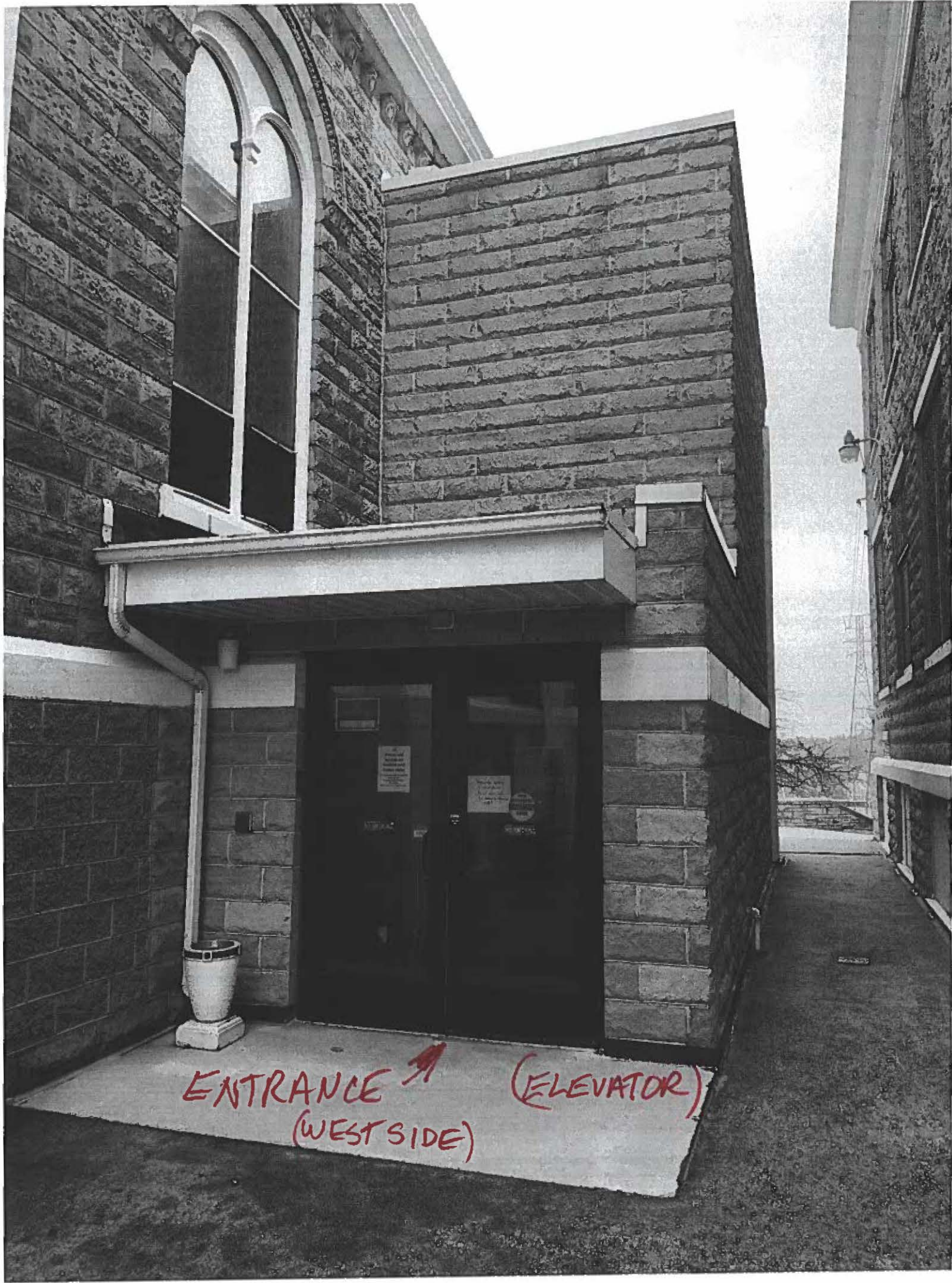
EMERGENCY
ASSEMBLY
AREA

ENTRANCE

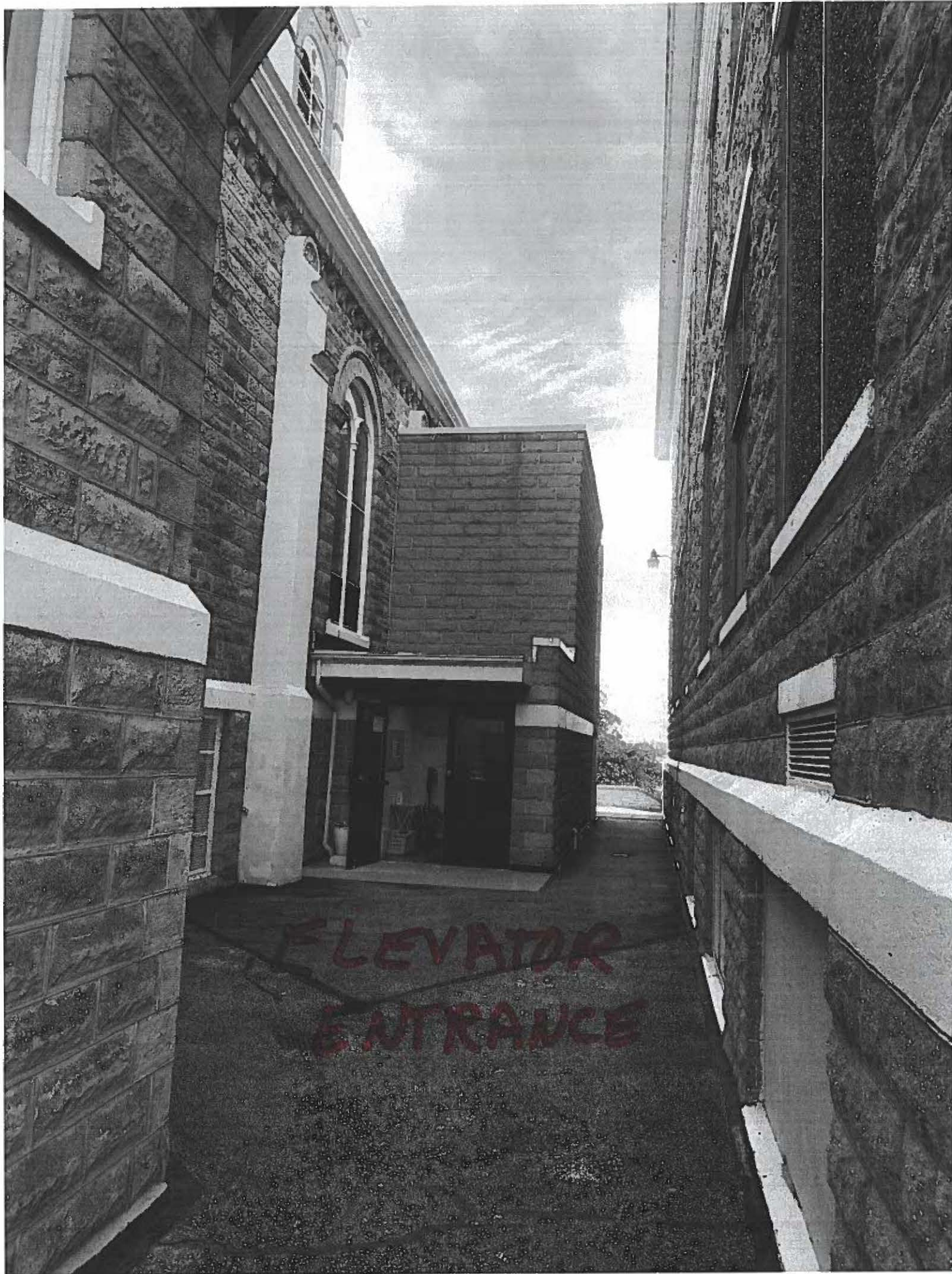
St Cyril and Methodius
Catholic Church



822 NEW
JERSEY AVE.



ENTRANCE  (ELEVATOR)
(WEST SIDE)



OKING

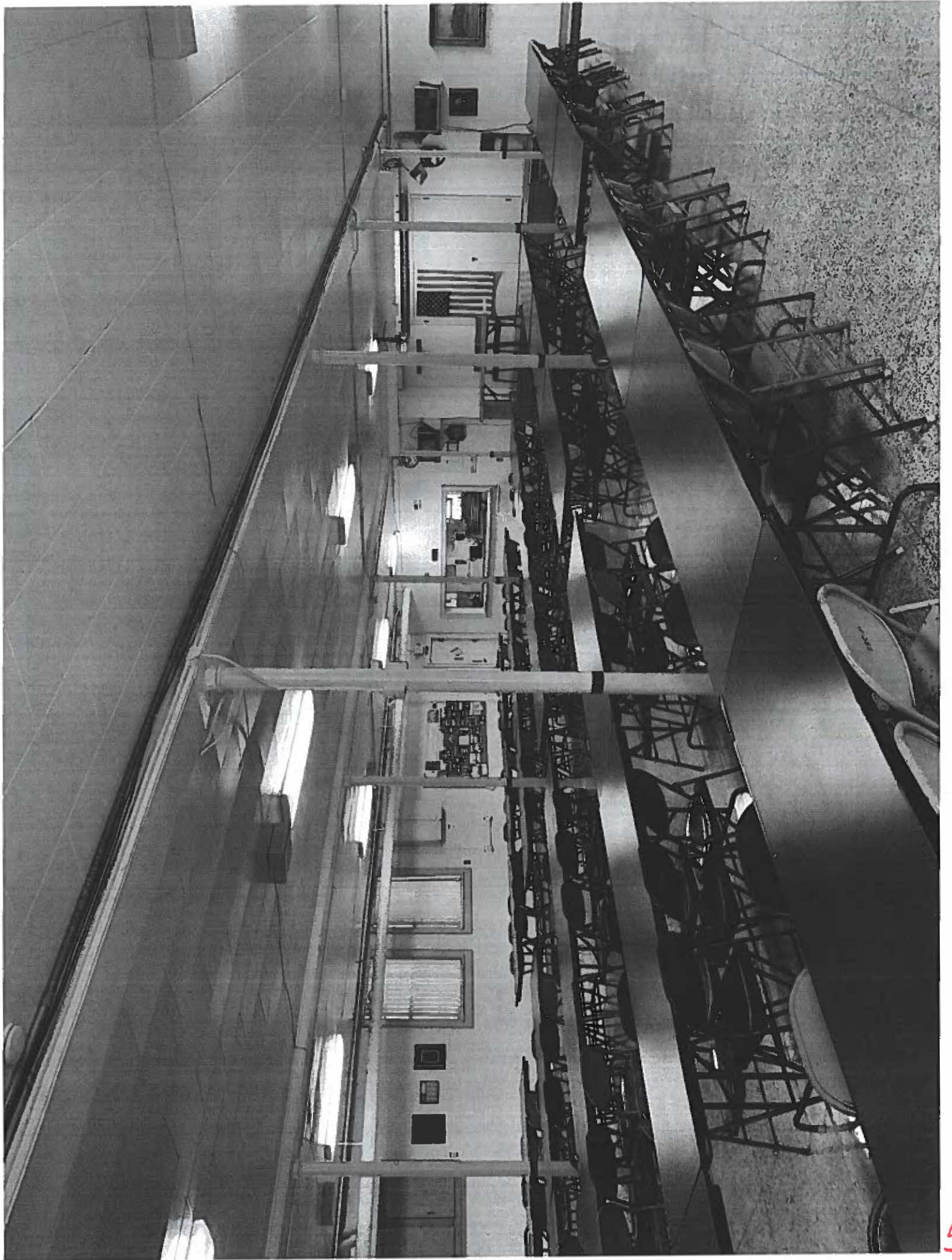
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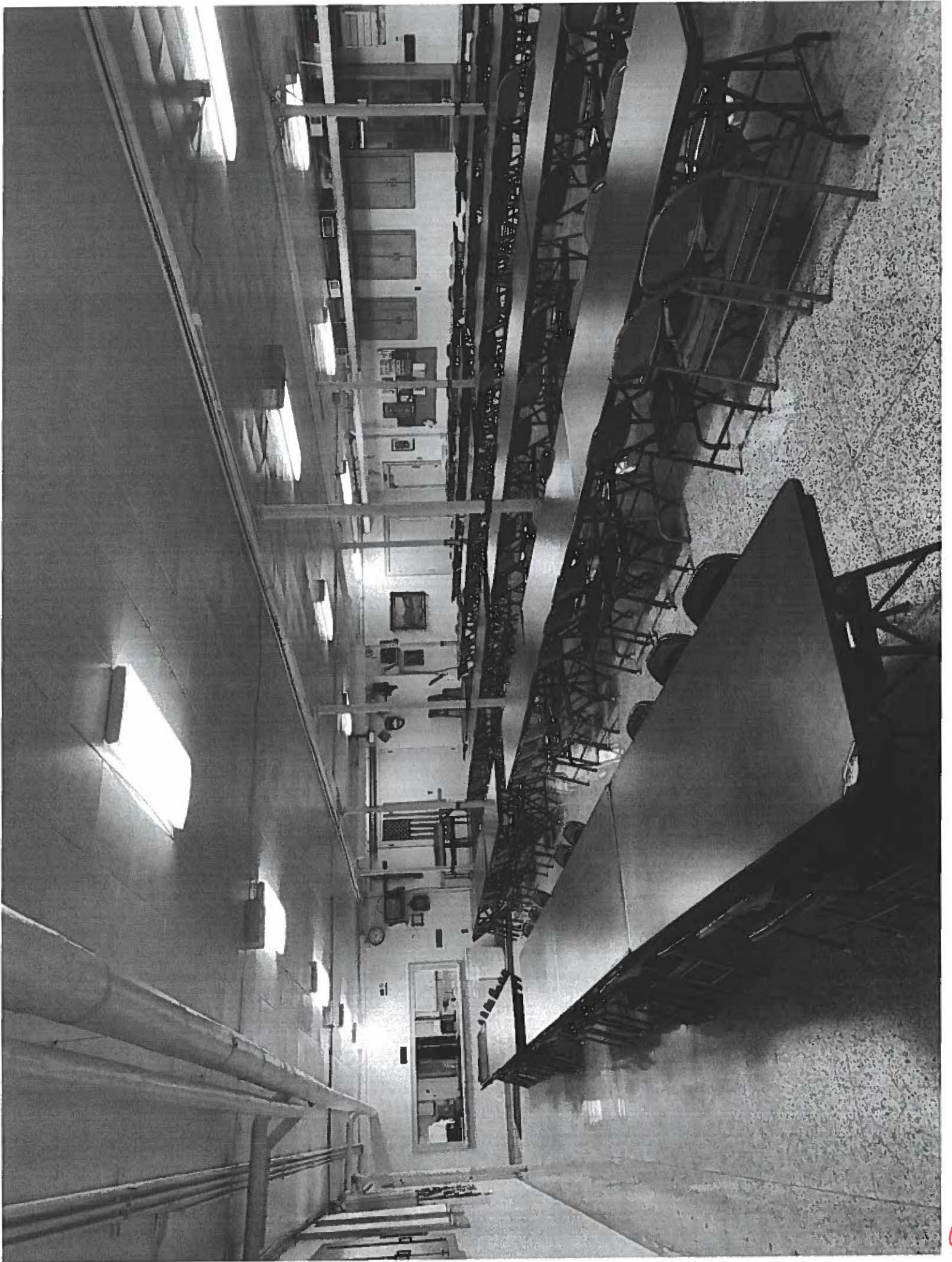
Be Careful Of Your
Elevators Are Not at All

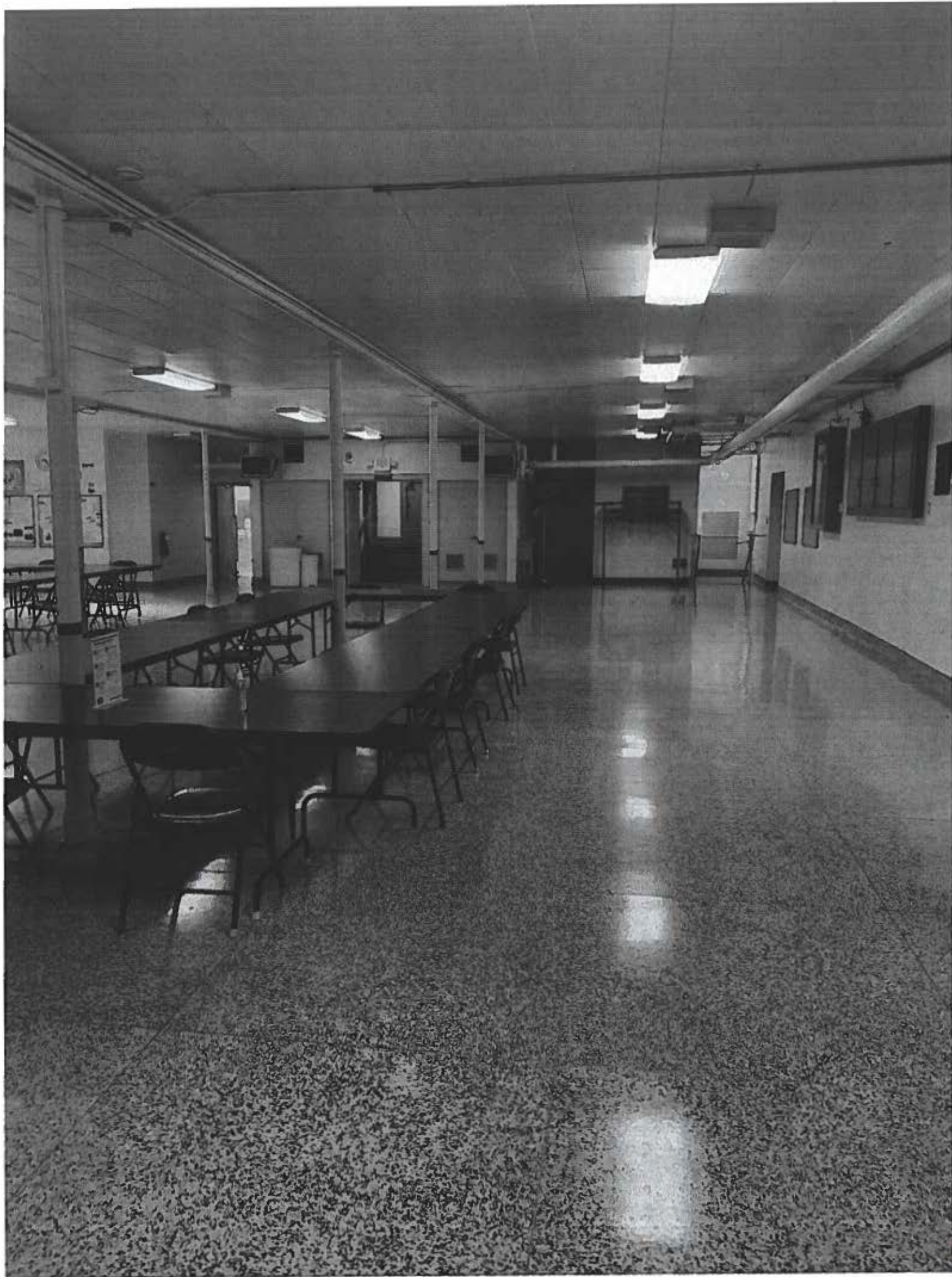


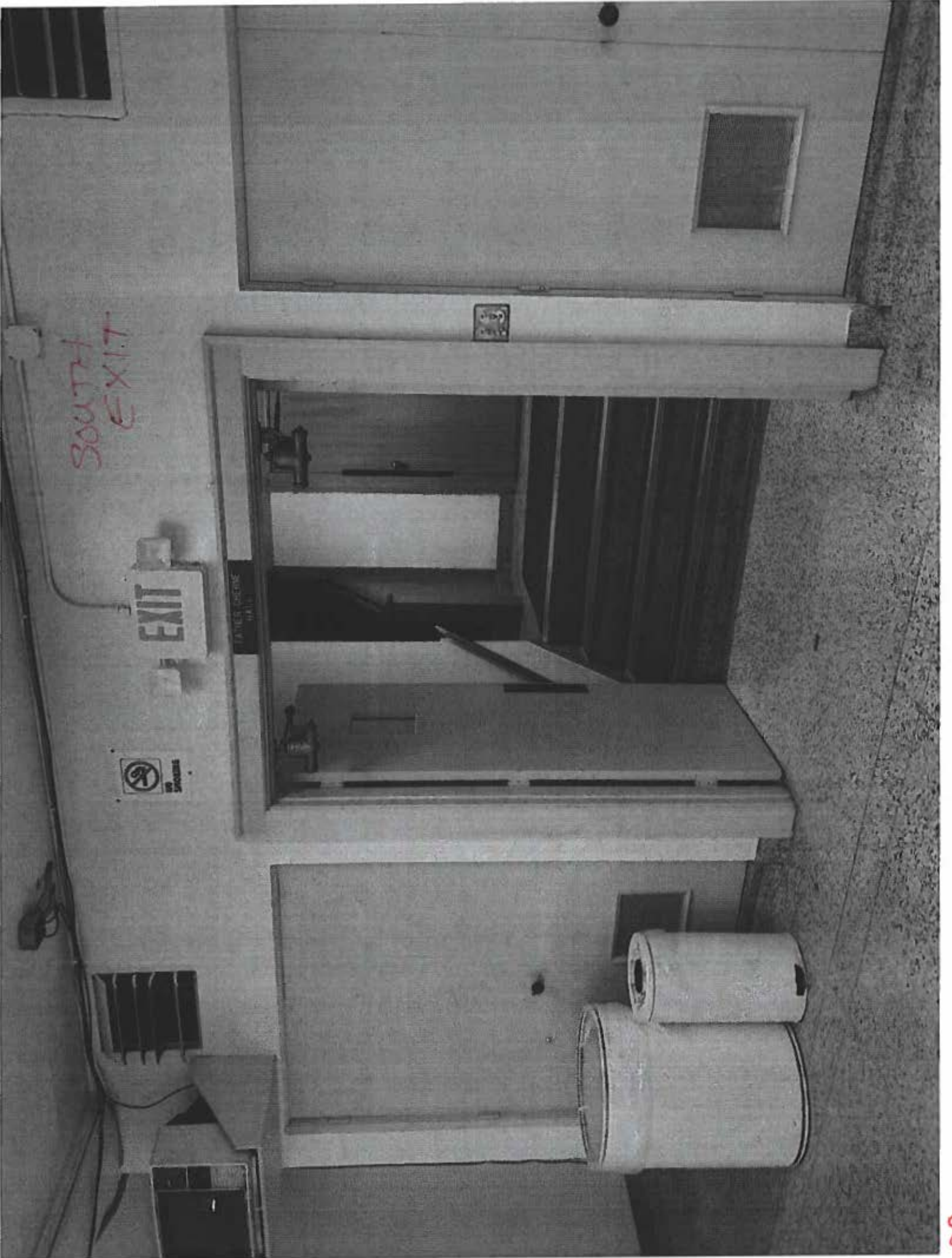
Use Full







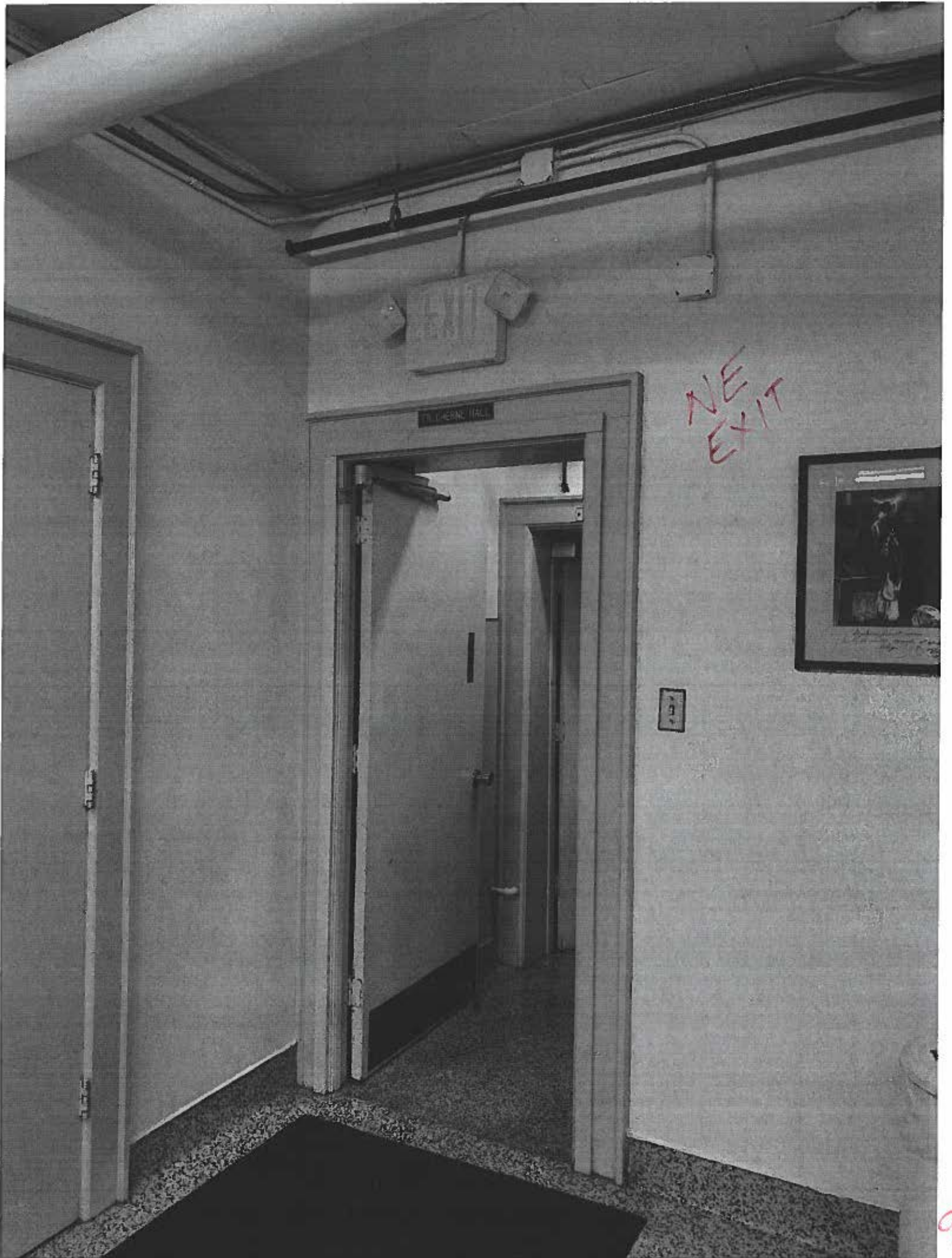




SOUTH
EXIT

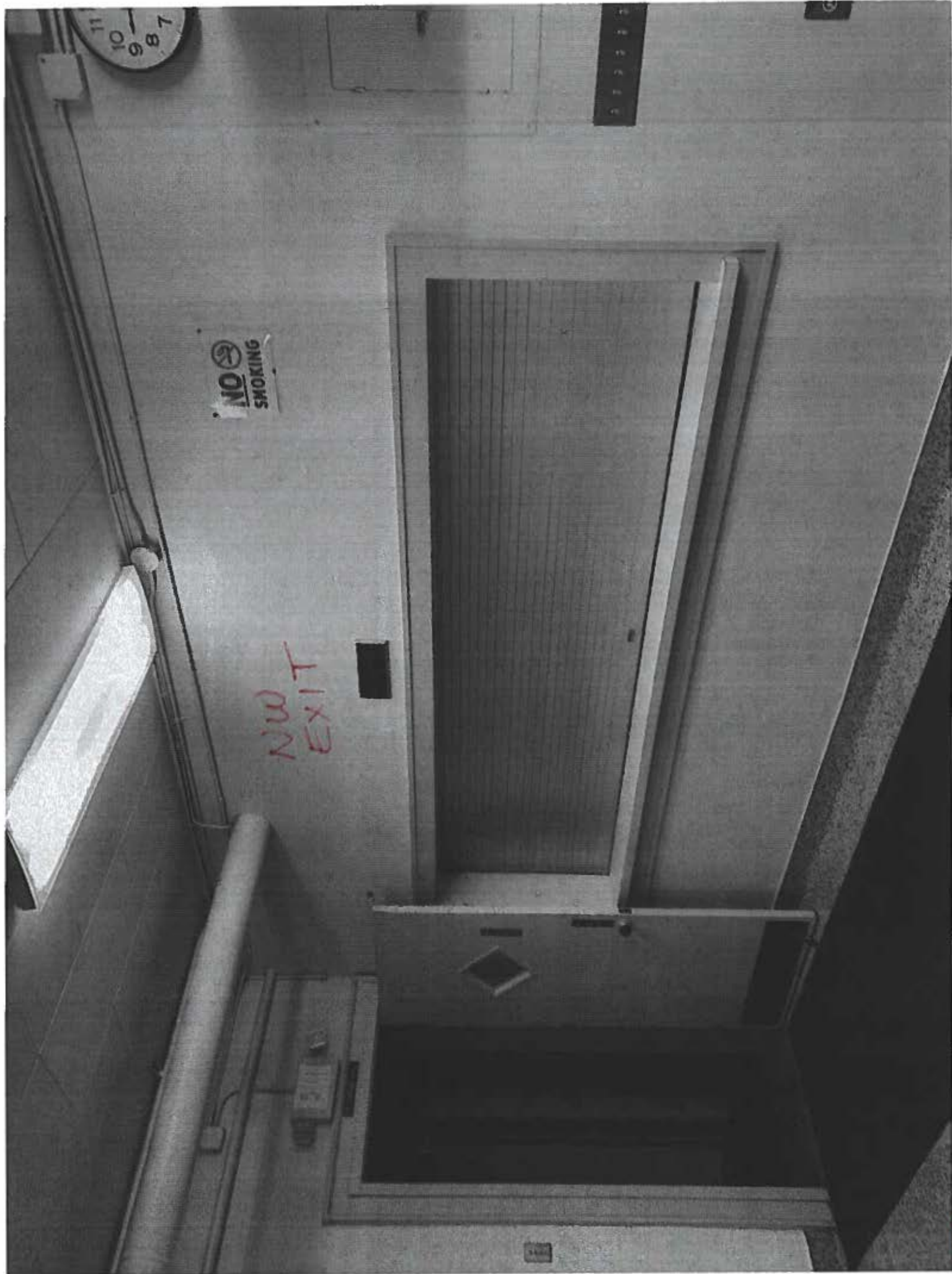
EXIT

NO
OPEN
FLAMES



NE
EXIT
(CONT)

EXIT



NO SMOKING

NW
EXIT

11
10
9
8
7

11

NW
EXIT
(CONT)

EXIT

PARCEL NO. 410920
MAP NO. _____
ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 10/13/20

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: Cory Franklin
ADDRESS: 1403 Parkwood Blvd E-MAIL: artsbarbg@gmail.com
PHONE: (920) 889-1210 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Art's BBQ
ADDRESS OF PROPERTY AFFECTED: 2329 S business drive
LEGAL DESCRIPTION: _____

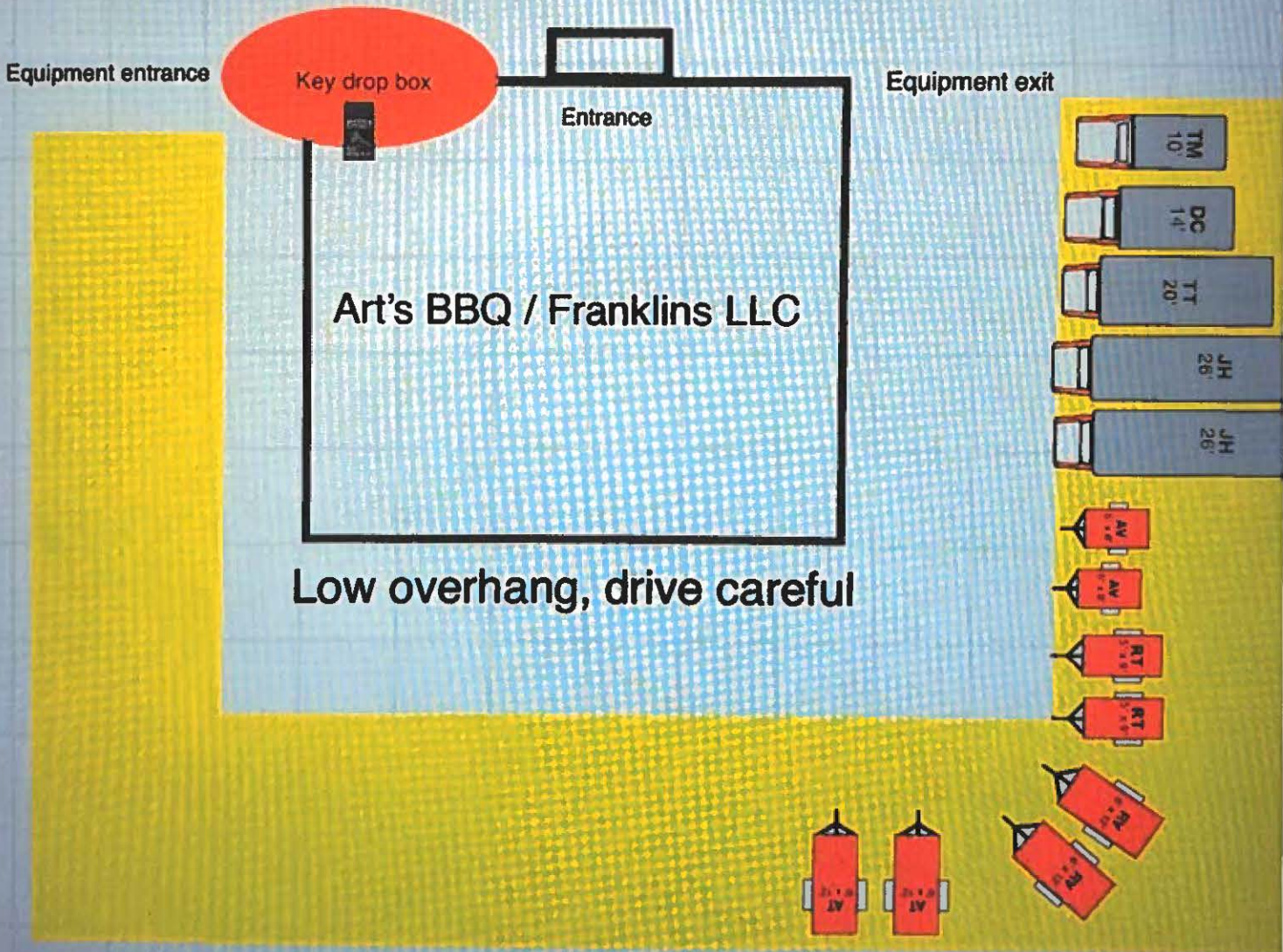
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Fast Food

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

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

South Business Drive

curb median



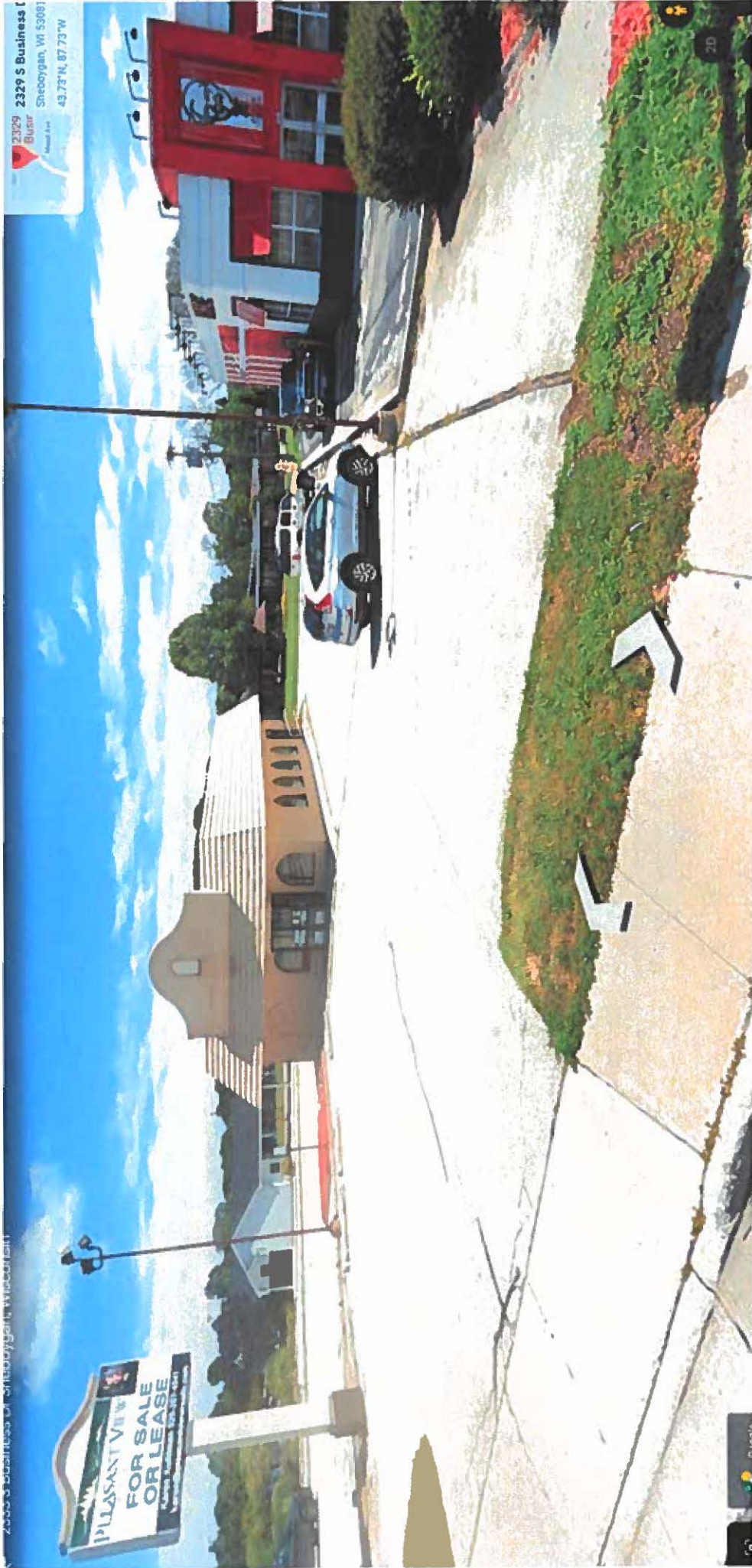
2329

Art's
BBQ

U-HAUL
AUTHORIZED DEALER



2025 © Business of Wisconsin, Wisconsin



2329 2329 S Business C
Blur Sheboygan, WI 53081
43.73°N, 87.73°W

PILASANT VIEW
FOR SALE
OR LEASE
Call for details

2D





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Corey Franklin to operate U-Haul from Arts BBQ located at 2329 S. Business Drive. UC Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: October 9, 2020

MEETING DATE: October 13, 2020

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:

Corey Franklin is proposing to permit outdoor display of U-Haul moving equipment in the Art's BBQ parking lot located at 2329 S. Business Drive. The applicant has provided minimal information regarding this proposal only stating:

- Art's BBQ is planning to have no more than eight (8) U-Haul trucks.
- I have 80 parking spots (it appears there are approximately 40 total parking spaces).
- My plan is to have one (1) part-time employee.
- I decided to go with U-Haul for supplemental income during this hard time.

STAFF COMMENTS:

In September, the Department of City Development was made aware and verified that there were a number of U-Haul Trucks and trailers on the Art's BBQ Property located at 2329 S. Business Drive. A site inspection confirmed the U-Haul use and also revealed that there were a number of temporary and permanent signage on the site, in the windows and on the existing pylon sign advertising the U-Haul business.

The Department of City Development made Corey Franklin of Art's BBQ aware that the U-Haul business was considered noncompliant because they had not obtained the required approval to operate an outdoor display business from this property. Staff informed Mr. Franklin on how he could submit a conditional use permit to the Plan Commission to see if such an outdoor display use of U-Haul trucks, trailers and equipment could operate from the Art's BBQ Restaurant parking lot.

A couple of comments and concerns about the proposed U-Haul use include:

- Staffs main concern is with the total amount of U-Haul trucks, trailers and equipment that will be displayed on site especially along S. Business Drive frontage. The site is very visible along S. Business Drive so it will be up to the applicant to properly maintain the overall look of the display area and property.
- Jim Theodoroff, the property owner, has written a letter requesting that no U-Haul items be permitted on the south parking lot adjacent to his KFC Restaurant – *“I would request that no parking on the south side of the lot which is closest to KFC drive-thru window.”*
- Applicant has removed the curb stop at the northeast corner of the parking lot that permits traffic to access the vacant former BMO Harris parking lot. Applicant shall reinstall the curb stop on the 2329 S. Business Drive property so no vehicles can access the vacant property to the north from the Arts BBQ and U-Haul property.
- The applicant has a large truck and trailer that are parked on the Art’s BBQ parking lot but extend over their property line and onto the former BMO Harris property. No U-Haul trucks, trailers and/or equipment aspect shall cross the property line.
- Applicant has removed the gates of the dumpster enclosure and the dumpster is not located inside the enclosure. Applicant shall reinstall dumpster gates and the dumpster shall be located inside the enclosure.
- The display of vehicles and/or U-Haul equipment shall not impact visibility of customer traffic entering or exiting the property. S. Business Drive is a very busy four (4) lane arterial street and the last thing the City or applicant wants is impacts to pedestrian or vehicular safety due to the fact that people cannot adequately see traffic when entering and/or exiting the property.
- With regards to Arts BBQ, it appeared the applicant installed a large tent during the summer for eating and live music. The Plan Commission should have the applicant address the use of this large tent on the property.

Staff will be recommending the following:

- Only one (1) piece of U-Haul equipment may be located in the front of the property (front of building to street).
- All other U-Haul vehicles, trailers and equipment shall be permitted on the north sideyard and east rear yard.
- All vehicles shall be located on the Art’s BBQ and U-Haul private property (2329 S. Business Drive) – U-Haul equipment cannot cross property lines.
- There shall be no access permitted onto the neighboring properties – applicant shall reinstall curb stops at the northeast corner of parking lot prevent access to or from the former BMO Harris property to the north.

- The maximum number of U-Haul vehicles, trailers, equipment, etc. permitted on site is 15 (the Plan Commission could limit this to less than 15 pieces of equipment).
- Applicant shall work with staff with regards to appropriate signage. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage displayed throughout the site advertising U-Haul.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, hazardous materials, health, storm drainage, etc.
2. The applicant shall contact the building inspection department to inspect the new U-Haul use from this facility/property.
3. The applicant shall reinstall the dumpster enclosure gates and the dumpster will be located inside the enclosure. The dumpster gates will be installed by October 30, 2020.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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 and/or streets.
6. 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.
7. Applicant shall install individual letter signs – no cabinet or flat panel signs.
8. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
9. Maximum number of U-Haul vehicles, trailers and equipment permitted on the site is 15.
10. Only one (1) piece of U-Haul equipment may be located in the front of the property (between the front of building and the street – west side of building).
11. All other U-Haul vehicles, trailers and equipment shall be permitted on the north sideyard and east rear yard.
12. Applicant may only display items from the paved parking lot - no U-Haul vehicles, trailers and equipment shall be displayed and/or stored on any grass or landscaped area.
13. All U-Haul trucks, trailers, equipment, etc. shall be completely located on the private 2329 S. Business Drive property (paved parking lot) and no portion shall cross property lines and/or be located on any adjacent private properties, public right-of-ways, landscape areas, etc.
14. Applicant shall reinstall the curb stops at the northeast corner of the 2329 S. Business Drive parking lot so no vehicles can access the vacant property to the north from the Arts BBQ and U-Haul property. These curb stops will be reinstalled by October 30, 2020.
15. Applicant shall adequately monitor/regulate and maintain the outdoor display area. In no instance shall the outdoor display areas create a nuisance for neighboring businesses (parking, garbage, sidewalk etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
16. Display of materials, products and/or equipment shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
17. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.

18. The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building.
19. The proposal shall not negatively impact the overall parking requirements for the Art's BBQ and/or U-Haul use. There will be parking enough parking onsite for all customers and employees.
20. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction.
21. If there are any amendments to the approved conditional use/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.