



# **CITY PLAN COMMISSION AGENDA**

**October 14, 2025 at 4:00 PM**

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI**

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Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## **OPENING OF MEETING**

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

## **MINUTES**

- [4.](#) Approval of the Plan Commission minutes from September 23, 2025.

## **PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use with exceptions by JIAM Ling SUN to create commercial apartments located at 1109A N 8th Street.
6. Public hearing regarding application for Conditional Use with exceptions by Arleigh Stuefen to create at 2-family dwelling located at 1502 Union Avenue.
7. Public hearing regarding application for Conditional Use with exceptions by Rickman Architecture and Design to construct an addition to the Sheboygan Weill Center located at 826 N 8th Street.
8. Public hearing regarding application for Conditional Use with exceptions by Paul Weaver to construct a hotel located at parcel 59281505750.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- [9.](#) Application for Conditional Use with exceptions by JIAM Ling SUN to create commercial apartments located at 1109A N 8th Street.
- [10.](#) Application for Conditional Use with exceptions by Arleigh Stuefen to create at 2-family dwelling located at 1502 Union Avenue.
- [11.](#) Application for Conditional Use with exceptions by Rickman Architecture and Design to construct an addition to the Sheboygan Weill Center located at 826 N 8th Street.
- [12.](#) Architectural review of the construction of a building addition at the Weill Center located at 826 N 8th St.

- [13.](#) Application for Conditional Use Permit with exceptions by Paul Weaver to construct a new Watershed Harbor Hotel on parcel #59281505750.
- [14.](#) Architectural review of a Watershed Harbor Hotel located at parcel # 59281505750.
- [15.](#) Discussion regarding the City of Sheboygan zoning chapter rewrite.

#### **NEXT MEETING**

- 16. October 28, 2025

#### **ADJOURN**

- 17. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*



**CITY OF SHEBOYGAN****\*\*\* AMENDED\*\*\* CITY PLAN COMMISSION MINUTES****Tuesday, September 23, 2025**

**MEMBERS PRESENT:** Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Braden Schmidt

**EXCUSED:** Mayor Ryan Sorenson

**STAFF/OFFICIALS PRESENT:** Associate Planner Ellise Rose and Administrative Coordinator Linnae Wierus

**OPENING OF MEETING**

1. Roll Call

Vice Chair Jerry Jones called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

Joe Clark abstained agenda items # 7 and 8. Jerry Jones abstained from agenda item #11.

**MINUTES**

4. Approval of the Plan Commission minutes from September 9, 2025

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON SEPTEMBER 9, 2025

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Braden Schmidt

Motion carried.

**PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use with exceptions by Geoff Lefeber to operate Hit Machine Baseball located at 1137 Illinois Avenue.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Braden Schmidt

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Architectural review for the exterior remodel of Las Brisa's located at 1129 S 8th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITION.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Braden Schmidt

1. Applicant shall submit rooftop screening of mechanicals. If staff has any concerns with submitted plans, the plans may be forwarded to the board for review.

Motion carried.

7. Application for Site Plan Review by Richard Tomlinson to construct a garage at Zion Covenant Church located at 1132 N 5th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITION.

Motion made by Alderperson Michael Close, seconded by Kimberly Meller

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close and Braden Schmidt

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, health, water, sewer, health, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. 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.

Joe Clarke abstained.

Motion carried.

8. Architectural review for the construction of a garage at Zion Covenant Church located at 1132 N 5th St.

MOTION TO APPROVE AS PRESENTED.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close and Braden Schmidt

Joe Clarke abstained.

Motion carried.

9. Application for Conditional Use with exceptions by Geoff Lefeber to operate Hit Machine Baseball located at 1137 Illinois Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire,

health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such renovation.
7. 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.

Motion carried.

10. Gen. Ord. No. 16-25-26 by Alderpersons Menzer and Close annexing territory to the City of Sheboygan, Wisconsin (Parcel No. 59024341782). REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Braden Schmidt

Motion carried.

11. Gen. Ord. No. 17-25-26 by Alderperson Close granting Quasius Construction Co., its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue and North 8<sup>th</sup> Street right of way in the City of Sheboygan for the purpose of expanding of the Weill Center for Performing Arts building.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Braden Schmidt

Jerry Jones abstained.

Motion carried.

## NEXT MEETING

12. October 14, 2025

The next scheduled meeting is October 14, 2025.

## ADJOURN

13. Motion to Adjourn

MOTION TO ADJOURN AT 4:20 PM

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Alderperson Michael Close, Joe Clarke and Brad Schmidt

*Item 4.*

Motion carried.

## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by JIAM Ling SUN to create commercial apartments located at 1109A N 8th Street. CC Zone.

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**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

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**REPORT DATE:** September 30, 2025

**MEETING DATE:** October 14, 2025

**FISCAL SUMMARY:****STATUTORY REFERENCE:**

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

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

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**BACKGROUND / ANALYSIS:**

JIAM Ling SUN is proposing to create commercial apartments located at 1109A N 8<sup>th</sup> St. The applicant states the following:

- The upper floor will consist of 6 apartment units.
- The floor area for the apartments will be approximately 650 square feet.
- There will be no new exterior site improvements.
- There is some off-street parking available in the back of the building.
- The goal is to be open before November 1<sup>st</sup>.
- There have been existing units for at least 50 years.

**STAFF COMMENTS:**

This property was previously used as an unpermitted rooming house. The applicant would now like to convert it to 6 apartment units.

The applicant will need to work with the building inspection department regarding the conversion of the 2nd floor space into an apartment. Occupancy shall be granted only at such time as all permits and codes have been met.

**ACTION REQUESTED:**

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing,

electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted at such time as the applicant has met all requirements..

2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
7. 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.
8. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

#### **ATTACHMENTS:**

Conditional Use Permit Application and Attachments

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

Item 9.

Fee: \$250.00

Review Date: \_\_\_\_\_

Zoning: \_\_\_\_\_

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) <b>JIAM Ling SUN</b>	Authorized Representative	Title <b>OWNER</b>	
Mailing Address <b>1109A N 8</b>	City <b>Sheboygan</b>	State	ZIP Code
Email Address	Phone Number (incl. area code)		

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

Applicant Name (Ind., Org. or Entity) <b>SAME</b>	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

**SECTION 3: Project or Site Location**

Project Address/Description <b>1109A N 8</b>	Parcel No.
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**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	<b>APT'S</b>
Existing Zoning:	<b>Central Commercial</b>
Present Use of Parcel:	<b>Chinese Restaurant below Empty Above</b>
Proposed Use of Parcel:	<b>APT'S</b>
Present Use of Adjacent Properties:	<b>Commercial Business</b>

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <b>JIAM Ling SUN</b>	Title <b>OWNER</b>	Phone Number <b>920 316 1603</b>
Signature of Applicant <b>Jiam Ling Sun</b>		Date Signed <b>18 Aug 25</b>

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

## CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 9.

A. Name of project/development.

APT'S

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use 6 Apartments
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided Rental property
- Projected number of residents, employees, and/or daily customers 6 Apartments
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre 6 - floor area approx 650 SF
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.) All existing - stays the same
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area Mostly brick
- An explanation of any interior and/or exterior renovations - NONE
- Is access appropriate and is there sufficient customers/resident off-street parking? Some off street available in back of Bldg.
- Proposed signage NONE
- Project timeline and estimated value of project Before 1 Nov 25
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.) -
- Other information that would be considered pertinent by the Plan Commission.

Existing units for at least 50 years

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

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

- a) 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?
- b) 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
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) 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.



## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Arleigh Stuefen to create at 2-family dwelling located at 1502 Union Avenue. NC Zone.

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**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

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**REPORT DATE:** October 7, 2025

**MEETING DATE:** October 14, 2025

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Arleigh Stuefen is proposing to create a two-family dwelling located at 1502 Union Ave. The applicant states the following:

- Currently the upper unit is a 3-bedroom residence. The lower level has been used for storage. The current owner has been occupying the entire space.
- The proposed use is to convert the lower commercial space into a two-bedroom residence.
- The projected number of residents is 2-5 combined for both units.
- Two dwelling units with potential of off-street parking with the addition of garage slab
- Renovations include updates to HVAC, electrical, plumbing and siding.
- Timeline is 6 to 8 months for renovation. \$250,000 potential value at finish.
- Structure is in a residential neighborhood with several single family and multi family homes in the immediate area.

**STAFF COMMENTS:**

This area has many 1- and 2-family dwelling units. This renovation will fit in well with the surround area.

**ACTION REQUESTED:**

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
6. 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.
7. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments



## CITY OF SHEBOYGAN

APPLICATION FOR  
CONDITIONAL USE

Fee: \$250.00

Review Date: \_\_\_\_\_

Zoning: \_\_\_\_\_

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Arleigh Stuefen	same		
Mailing Address	City	State	ZIP Code
1522 N 11th St	Sheboygan	WI	53081
Email Address	Phone Number (incl. area code)		
Stuefen@yahoo.com	920 - 207-1390		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Project or Site Location			
Project Address/Description	Parcel No.		
1502 UNION AVE - Sheboygan, WI	59281412570		
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:			
Existing Zoning:	Neighborhood Commercial		
Present Use of Parcel:	Residential - Single Family / Commercial		
Proposed Use of Parcel:	Residential - Two Family		
Present Use of Adjacent Properties:	Residential		
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print)	Title	Phone Number	
Signature of Applicant	Date Signed		
	9-21-25		

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

A.

1502 Union Ave  
Sheboygan. WI

B.

\*Current use: Upper unit is 3 bedroom residence. Lower has been used for storage.  
Current owner has been occupying entire structure.

\*Proposed use: Convert lower commercial space into a two bedroom residence.

\*Projected number of residents is 2-5 combined for both units

\*Two dwelling units with potential of off street parking with the addition of garage slab

\*Renovations include updates to HVAC, electrical, plumbing and siding

\*Timeline: 6 to 8 month renovation time. \$250,000 potential value at finish

\*Structure is in a residential neighborhood with several single family and multi family homes in the immediate area

D.

a) Helps with lack of housing in Sheboygan

b) None

c) It's in a residential neighborhood

d) Yes





Item 10.



## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Conditional Use with exceptions by Rickman Architecture and Design to construct an addition to the Sheboygan Weill Center located at 826 N 8th Street. CC Zone.

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

**REPORT DATE:** September 30, 2025

**MEETING DATE:** October 14, 2025

**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:**

Rickman Architecture and Design is proposing to construct an addition to the Sheboygan Weill Center located at 826 N 8<sup>th</sup> St. The applicant states the following:

- The existing Weill Center is currently used as a performing arts center along with all the necessary support spaces required: restrooms, storage, offices, bars, stage, green rooms, dressing rooms, seating, etc.
- Space constraints require additional expansion in the following areas: more lobby space, additional bar/service areas, additional seating, office space, storage, modern elevator and a rooftop bar with outdoor roof deck.
- The proposed expansion will have a basement level, then 2 full levels above the street and a partial level above those that will house the rooftop bar and deck.
- Total SF of expansion is +/- 18,000 SF and will be constructed directly north of the existing lobby at the street intersections of Niagara & N 8th.
- The expansion will add to and complement the existing Spanish Colonial Revival architectural design on the exterior with similar design aesthetic that includes: Stucco, Terracotta, Tile materials.
- The interior will also include upgraded finishes that complement and extend the current design aesthetic.
- The project is scheduled to start construction October 2025 and will last 12-14 months.
- There are no exceptions/variances we are seeking with this expansion and believe by extending the current use and adding the additional amenity of a rooftop bar and deck will enhance the current Weill Center and offer new experiences for patrons.

**STAFF COMMENTS:**

The applicant shows conceptual signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Applicant is requesting following exceptions:

- Building height: 20 feet – Applicant is requesting a height of ~44 feet
- Wall sign: Applicant is requesting 2 additional wall signs and 1 additional projecting sign – applicant is allowed two on building signs, including one projecting sign. Applicant currently has 1 wall sign and two projection signs.

### **ACTION REQUESTED:**

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) 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 Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

### **ATTACHMENTS:**

Conditional Use Permit Application and Attachments







## CITY OF SHEBOYGAN

APPLICATION FOR  
CONDITIONAL USE

Fee: \$250.00

Review Date: \_\_\_\_\_

Zoning: \_\_\_\_\_

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) Rickman Architecture + Design	Authorized Representative Rachel Cook	Title Executive Assistant	
Mailing Address 224 West Montgomery St	City Villa Rica	State GA	ZIP Code 30180
Email Address rc@radga.com	Phone Number (incl. area code) 678 282 7974		

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

Applicant Name (Ind., Org. or Entity) Weill Center Foundation	Contact Person Katy Glodosky	Title Executive Director	
Mailing Address 826 N 8th St	City Sheboygan	State WI	ZIP Code 53081
Email Address kglodosky@weillcenter.com	Phone Number (incl. area code) 920 208 3243		

**SECTION 3: Project or Site Location**

Project Address/Description 826 N 8th St Sheboygan, WI	Parcel No. 59281107120
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**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	Weill Center Foundation
Existing Zoning:	Central Commercial District
Present Use of Parcel:	Performing Arts Center
Proposed Use of Parcel:	Same but with the addition of more lobby space, office and rooftop bar.
Present Use of Adjacent Properties:	Vacant

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Michael Rickman	Title Owner, RAD	Phone Number 678 282 7974
Signature of Applicant 		Date Signed 09/03/2025

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

## WEILL CENTER EXPANSION

Item 11.

The existing Weill Center is currently used as a performing arts center along with all the necessary support spaces required: restrooms, storage, offices, bars, stage, green rooms, dressing rooms, seating, etc. Space constraints require additional expansion in the following areas: more lobby space, additional bar/service areas, additional seating, office space, storage, modern elevator and a rooftop bar with outdoor roof deck. The proposed expansion will have a basement level, then 2 full levels above the street and a partial level above those that will house the rooftop bar and deck. Total SF of expansion is +/- 18,000 SF and will be constructed directly north of the existing lobby at the street intersections of Niagara & N 8th. The expansion will add to and complement the existing Spanish Colonial Revival architectural design on the exterior with similar design aesthetic that includes: Stucco, Terracotta, Tile materials. The interior will also include upgraded finishes that complement and extend the current design aesthetic.

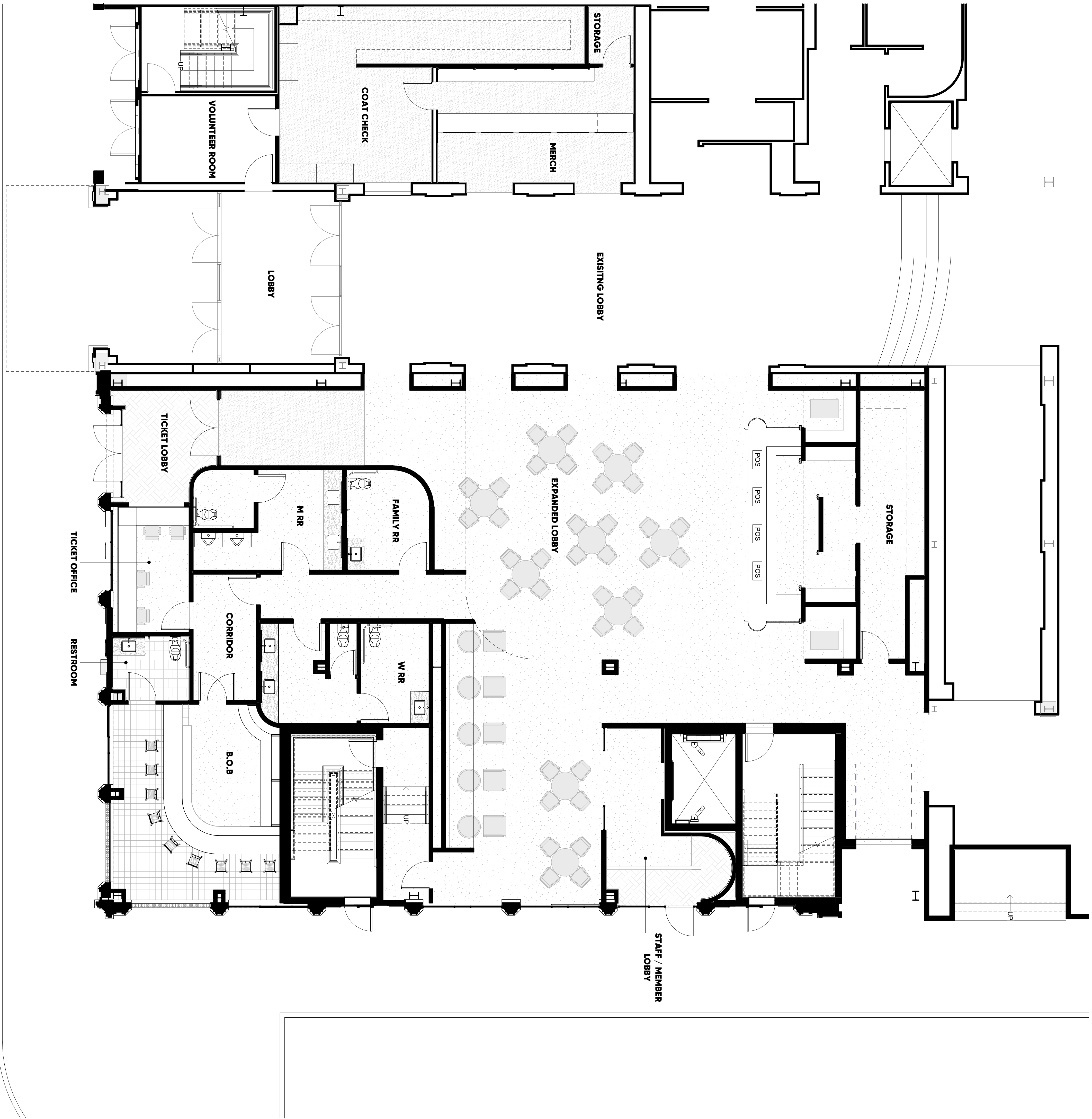
The project is scheduled to start construction October 2025 and will last 12-14 months. There are no exceptions/variances we are seeking with this expansion and believe by extending the current use and adding the additional amenity of a rooftop bar and deck will enhance the current Weill Center and offer new experiences for patrons.



**1** Basement Level Floor Plan

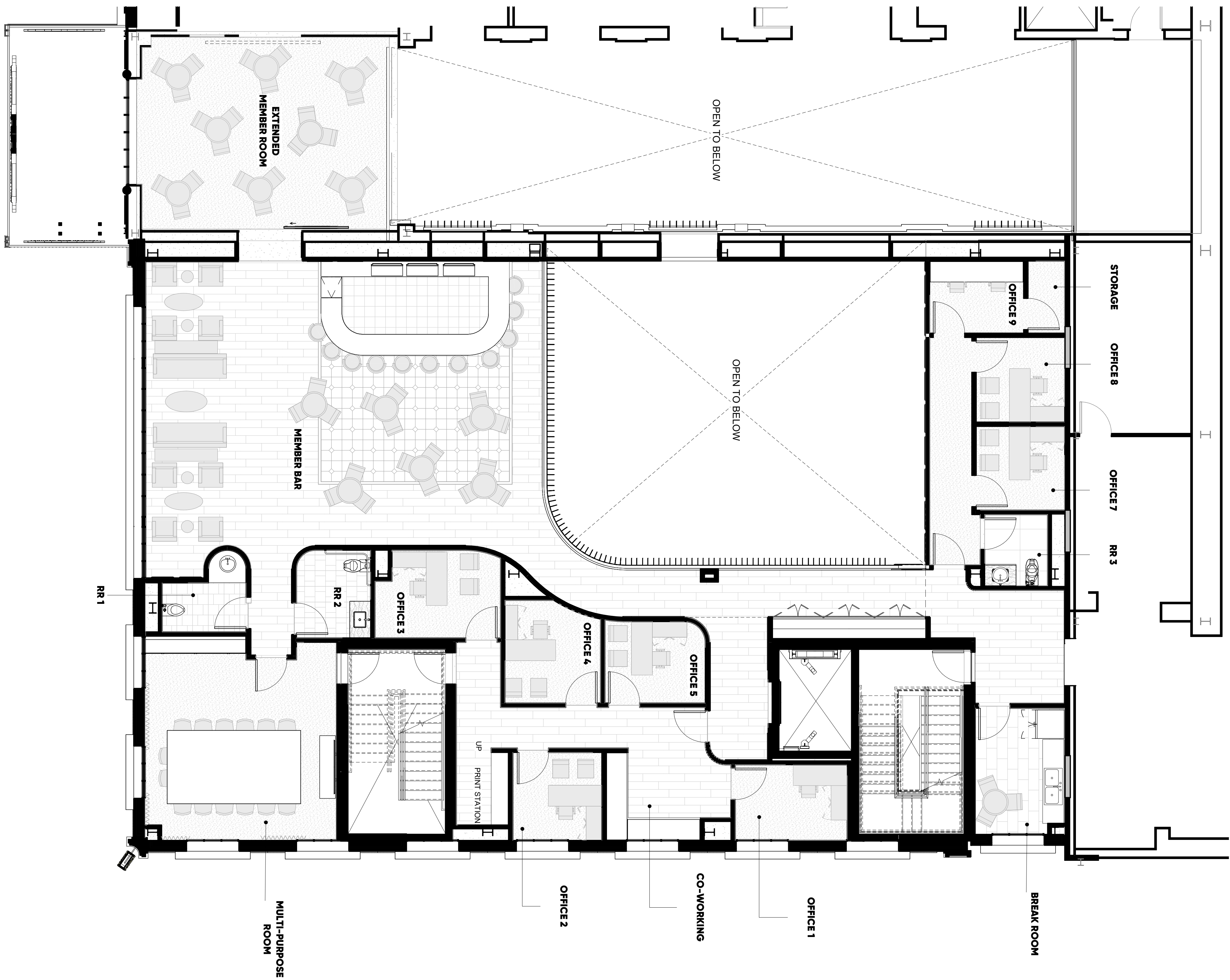
A1 A300 SCALE 3/8" = 1'-0"



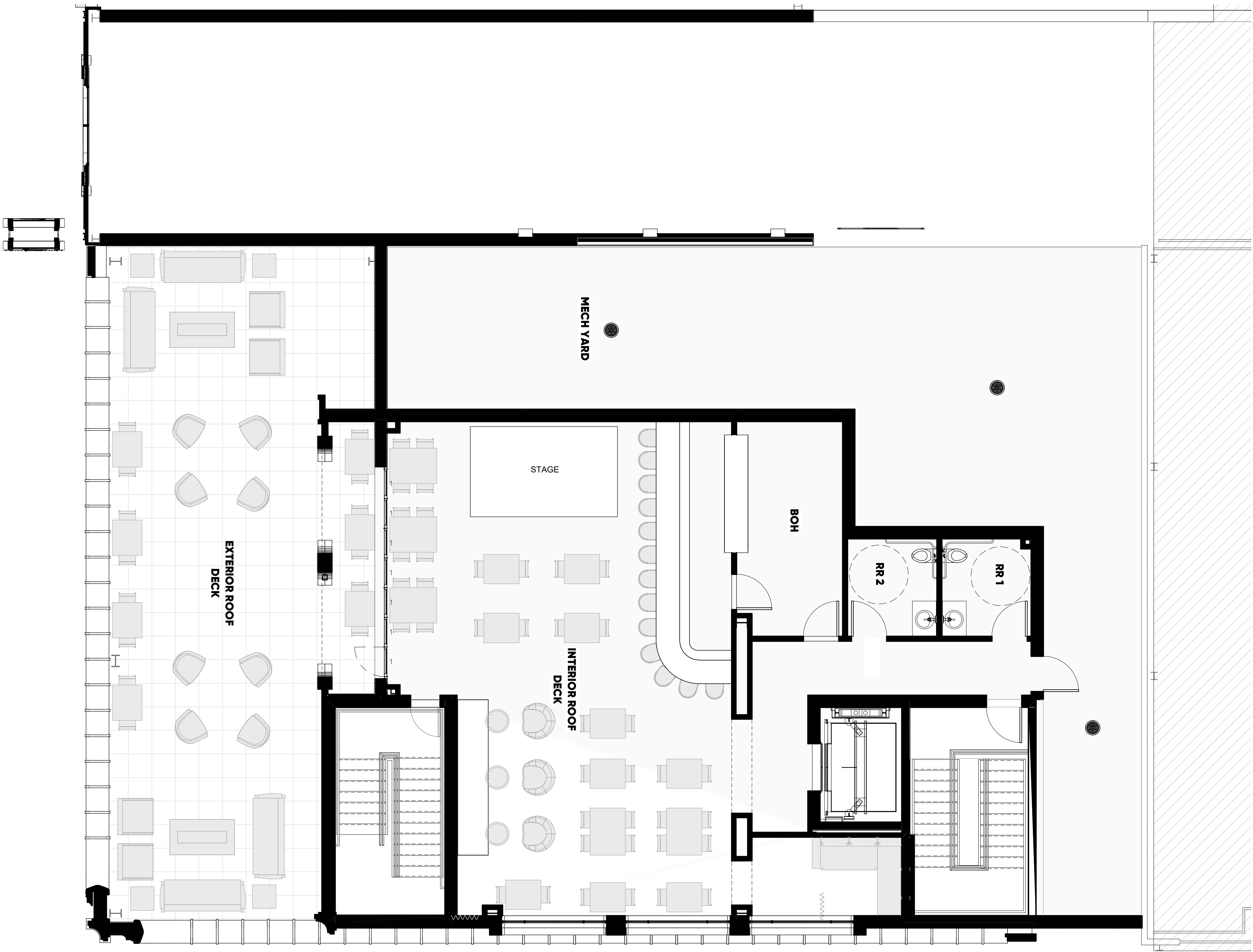


1 Ground Level Floor Plan  
A1 A300 SCALE 3/16" = 1'-0"





1 Second Level Floor Plan  
A1/A300 SCALE: 3/16" = 1'-0"



**1** Roof Deck Level Floor Plan  
A1 A300 SCALE: 3/8" = 1'-0"

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

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**ITEM DESCRIPTION:** Architectural review of the construction of a building addition at the Weill Center located at 826 N 8<sup>th</sup> St.

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**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

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**REPORT DATE:** October 7, 2025

**MEETING DATE:** October 14, 2025

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**FISCAL SUMMARY:**

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

---

**STATUTORY REFERENCE:**

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

---

**BACKGROUND / ANALYSIS:**

Rickman Architecture + Design is proposing to construct a building addition at the Weill Center located at 826 N 8th St. The applicant states the following:

- The existing Weill Center will undergo an expansion to the north adjacent sites which includes a full basement, 2 full levels above grade with an additional partial roof deck level.
- The expanded space will provide additional storage, additional lobby amenities, offices, ticketing space, restrooms and a roof top bar with rooftop access.
- Total SF of expansion is +/- 18,000 SF.
- The existing Spanish Colonial Revival facade consists of stone veneer, stucco, terracotta roofing and misc. steel with storefront glass and mullions.
- The proposed expansion will complement the existing architectural style with the use of more stucco, terracotta coping, stone accents, ceramic tile and storefront glazing.
- The design intent is for this new expansion to extend the existing Spanish colonial revival design elements and characteristics in a way that does not detract from the historical facade but complement it.

**STAFF COMMENTS:**

None

**ACTION REQUESTED:**

Motion to approve with possible amendments as determined by the Board.

**ATTACHMENTS:**

Architectural Review Application and required attachments.





**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW**  
**APPLICATION**

Fee: \_\_\_\_\_

Review Date: \_\_\_\_\_

Item 12.

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity) Rickman Architecture + Design	Authorized Representative Rachel Cook	Title Executive Assistant	
Mailing Address 224 West Montgomery St	City Villa Rica	State GA	ZIP Code 30180
Email Address rc@radga.com	Phone Number (incl. area code) 678 282 7974		

**SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)**

Name (Ind., Org. or Entity) Weill Center Foundation	Contact Person Katy Glodosky	Title Executive Director	
Mailing Address 826 N 8th St	City Sheboygan	State WI	ZIP Code 53081
Email Address kglodosky@weillcenter.com	Phone Number (incl. area code) 920 208 3243		

**SECTION 3: Architect Information**

Name Michael Rickman, Rickman Architecture + Design			
Mailing Address 224 West Montgomery St	City Villa Rica	State GA	Zip 30180
Email Address mr@radga.com	Phone Number (incl. area code) 678 282 7974		


**SECTION 4: Contractor Information**

Name Quasius Construction			
Mailing Address 1202 A, N 8th St	City Sheboygan	State WI	Zip 53082
Email Address cleapley@quasius.com	Phone Number (incl. area code) 920 457 5585		

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Michael Rickman	Title Owner, RAD	Phone Number 678 282 7974
Signature of Applicant 		Date Signed 09/03/2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**SECTION 6: Description of the Subject Site/Proposed Project**

Project Address/Description 826 N 8th St Sheboygan, WI		Parcel No. 59281107120
Name of Proposed/Existing Business:	Weill Center Foundation	
Address of Property Affected:	826 N 8th St Sheboygan, WI	
Zoning Classification:	Central Commercial District	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

**SECTION 7: Description of Proposed Project**

The existing Weill Center will undergo an expansion to the north adjacent sites which includes a full basement, 2 full levels above grade with an additional partial roof deck level. The expanded space will provide additional storage, additional lobby amenities, offices, ticketing space, restrooms and a roof top bar with rooftop access. Total SF of expansion is +/- 18,000 SF.

**SECTION 8: Description of EXISTING Exterior Design and Materials**

The existing Spanish Colonial Revival facade consists of stone veneer, stucco, terracotta roofing and misc steel with storefront glass and mullions.

**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

The proposed expansion will compliment the existing architectural style with the use of more stucco, terracotta coping, stone accents, ceramic tile and storefront glazing. The design intent is for this new expansion to extend the existing spanish colonial revival design elements and characteristics in a way that does not detract from the historical facade but complement it.

## APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

**C. Submit digital plans and drawings of the project by email, flash drive, etc.**

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_ CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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SIGNATURE: \_\_\_\_\_

Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

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





























## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Paul Weaver to construct a new Watershed Harbor Hotel on parcel #59281505750. CC Zone

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**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

---

**REPORT DATE:** October 7, 2025

**MEETING DATE:** October 14, 2025

**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:**

Paul Weaver is proposing to construct a new Watershed Harbor Hotel on parcel #59281505750. The applicant states the following about the project:

- We have leased the present site since 2006.
- The site has far too much parking for the existing restaurant use.
- The development purpose is to better use the premier land for lodging, which is in short supply seasonally in the downtown area, and will help improve restaurant traffic and improve the amenities along the riverfront.
- The building will be all new construction and designed with a very similar shanty feel to the exterior facade on the restaurant.
- There will be 32 rooms and a large guest lobby space.
- The project will be completed in approximately 10 months, and will create about \$2.5 million of cost value, and will also be a significant room tax generator for the city of Sheboygan.
- The use has already been approved at the staff level and at the RDA.
- We feel it is an excellent addition to the neighborhood and our adjacent restaurant facility.

**STAFF COMMENTS:**

The applicant indicates there will be building signage, however, the applicant has not provided a sign package at this time. The applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.

The Plan Commission may want to have the applicant address the following:

Will there be a bar in the hotel (liquor license)? Kitchen?

The applicant is requesting the following land use exceptions:

- Applicant is proposing a height of 35 feet - Allowed height is 20 feet

### **ACTION REQUESTED:**

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.).
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.).
7. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
11. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
12. 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.).
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
14. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.

17. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
18. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
19. 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.
20. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments



## CITY OF SHEBOYGAN

APPLICATION FOR  
CONDITIONAL USE

Fee: \$250.00

Review Date: \_\_\_\_\_

Zoning: \_\_\_\_\_

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity)	Authorized Representative <u>PAUL WEANER</u>	Title <u>MANAGING MEMBER</u>	
Mailing Address <u>7722 W. HAWTHORNS RD</u>	City <u>MEQUON</u>	State <u>WI</u>	ZIP Code <u>53097</u>
Email Address <u>PWEANER832G AOL.COM</u>	Phone Number (incl. area code) <u>414-731-0795</u>		

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

Applicant Name (Ind., Org. or Entity) <u>HH2 PROPERTIES, LLC.</u>	Contact Person <u>PAUL WEANER</u>	Title <u>MANAGING MEMBER</u>	
Mailing Address "	City <u>SAME AS ABOVE</u>	State	ZIP Code
Email Address	Phone Number (incl. area code)		

**SECTION 3: Project or Site Location**

Project Address/Description <u>820 INDIANA AVE</u>	Parcel No.
---	------------

**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	
Existing Zoning:	
Present Use of Parcel:	<u>RESTAURANT</u>
Proposed Use of Parcel:	<u>RESTAURANT + HOTEL</u>
Present Use of Adjacent Properties:	<u>TAVERN - RIVER - PROMENADE - STREET</u>

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <u>PAUL C. WEANER</u>	Title <u>MANAGING MEMBER</u>	Phone Number <u>414-731-0795</u>
Signature of Applicant <u>[Signature]</u>		Date Signed <u>9-10-25</u>

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

## **Watershed Harbor Hotel**

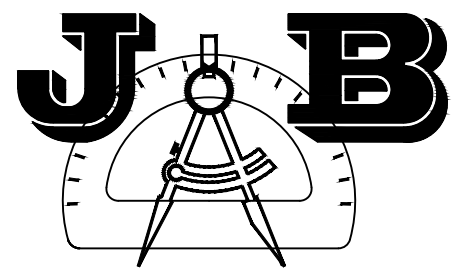
**We have leased the present site since 2006 , the site has far to much parking for the existing restaurant use. The development purpose is to better use the premier land for lodging , which is in short supply seasonally in the downtown area, and will help improve restaurant traffic and improve the amenities along the riverfront.**

**The building will be all new construction , and designed with a very similar shanty feel to the exterior façade on the restaurant. There will be 32 rooms and a large guest lobby space.**

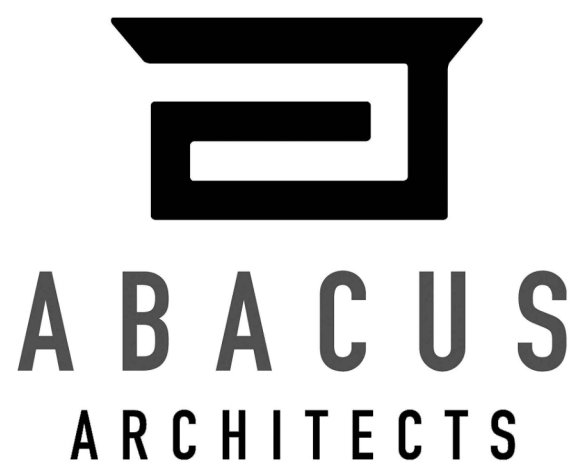
**The project will be completed in approximately 10 months , and will create about \$2.5 million of cost value , and will also be a significant room tax generator for the city of Sheboygan.**

**The use has already been approved at the staff level and at the RDA. We feel it is an excellent addition to the neighborhood and our adjacent restaurant facility.**



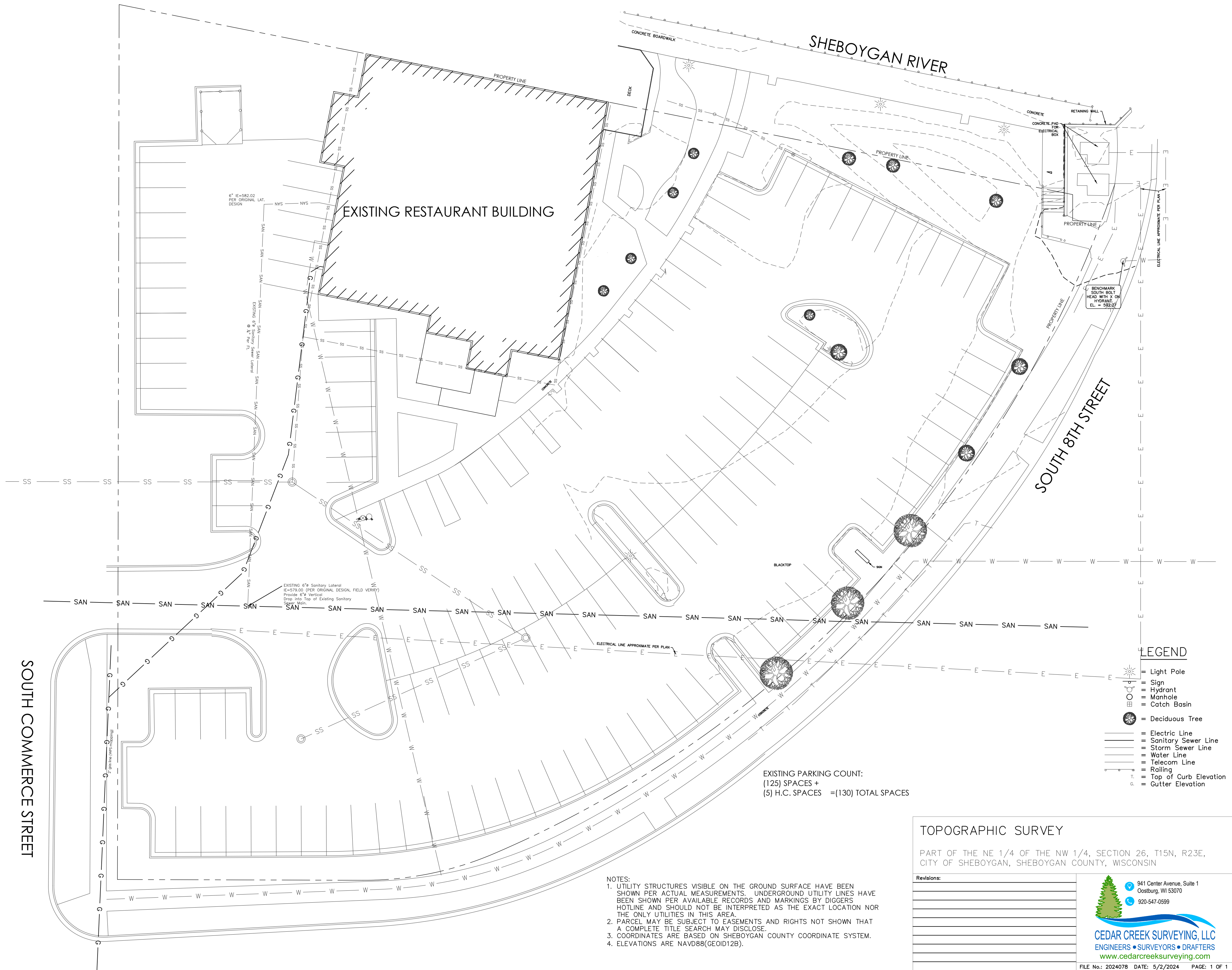


SITE DESIGN AND ENGINEERING, LLC  
PO BOX 1067  
WOODRUFF, WISCONSIN 54568  
(920) 207-8977  
jbsitedesign1@gmail.com



REVISIONS:  
09/22/2025 - REVISED FLOOR PLAN

NOTICE TO BIDDERS  
BIDDERS SHALL REVIEW ALL DRAWINGS AND  
SPECIFICATION SECTIONS TO DETERMINE THE IMPACT  
OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.  
© 2025 ABACUS ARCHITECTS, INC.



OVERALL SITE PLAN/PARTIAL SITE TOPOGRAPHIC MAP

SCALE: 1" = 20'

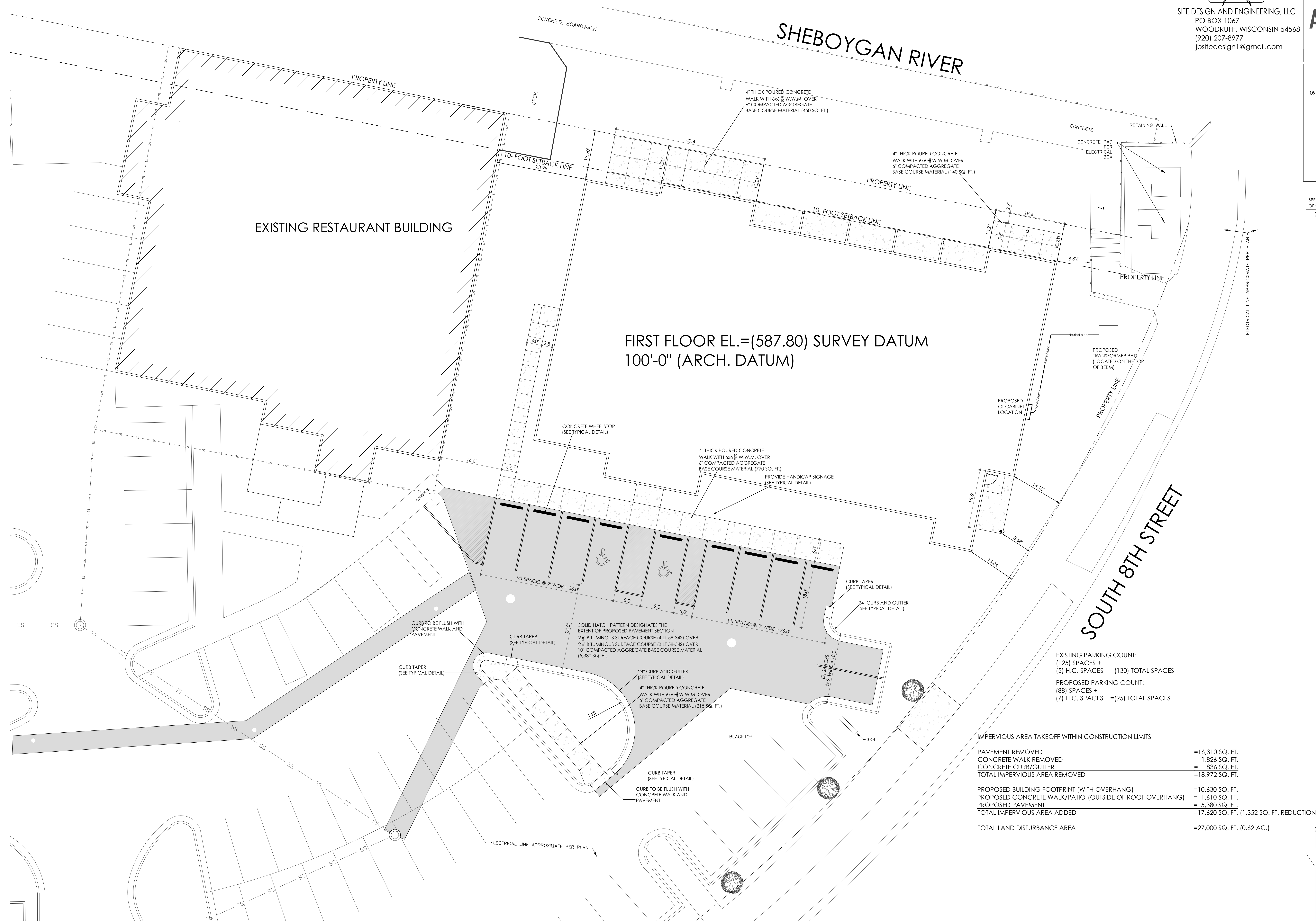
5/27/2025  
NEW BUILDING  
WATERSHED HARBOR HOTEL  
820 Indiana Ave, Sheboygan, WI 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

DRAWN BY:  
CHECKED BY:  
OVERALL SITE PLAN

C  
101  
PROJ. NO. 2022-114

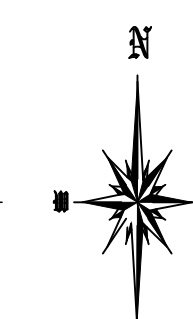




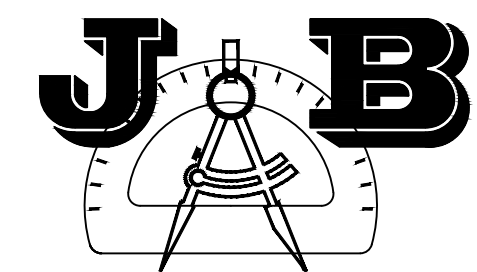


## PARTIAL SITE PLAN

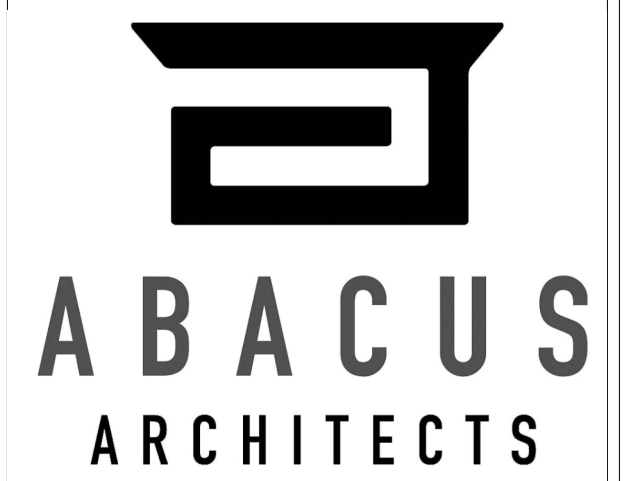
SCALE: 1" = 10'







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REVISIONS:  
09/22/2025 - REVISED FLOOR PLAN

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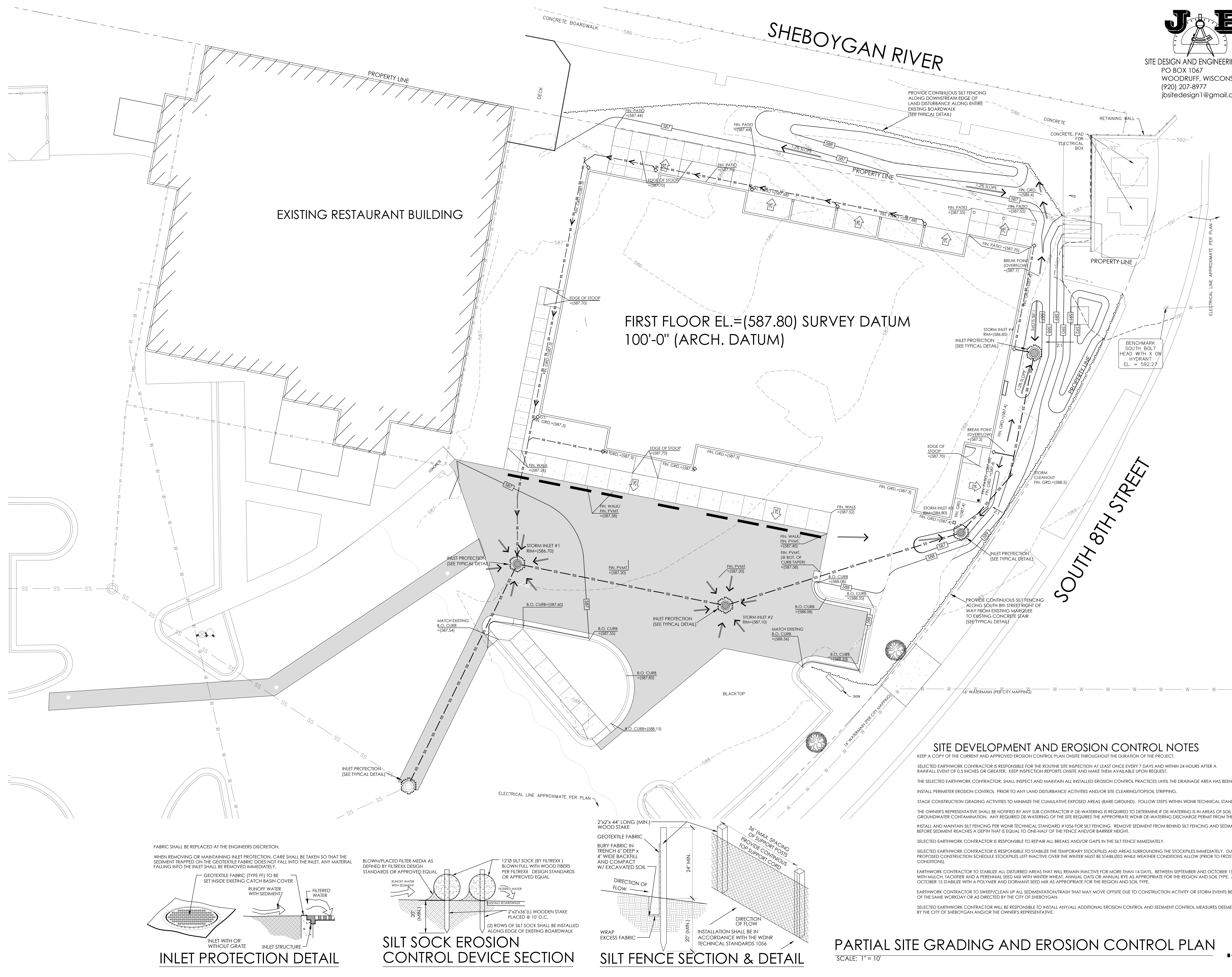
DRAWN BY:

CHECKED BY:

PARTIAL SITE  
GRADING PLAN

C  
104

PROJ. NO. 2022-114



FIRST FLOOR EL.=(587.80) SURVEY DATUM  
100'-0" (ARCH. DATUM)

### SITE DEVELOPMENT AND EROSION CONTROL NOTES

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE DRAINAGE AREA HAS BEEN STABILIZED.

INSTALL PERIMETER EROSION CONTROL PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND). FOLLOW STEPS WITHIN WDNR TECHNICAL STANDARD #1067.

THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BY ANY SUB CONTRACTOR IF DE-WATERING IS REQUIRED TO DETERMINE IF DE-WATERING IS IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION. ANY REQUIRED DE-WATERING OF THE SITE REQUIRES THE APPROPRIATE WDNR DE-WATERING DISCHARGE PERMIT FROM THE DEPARTMENT.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

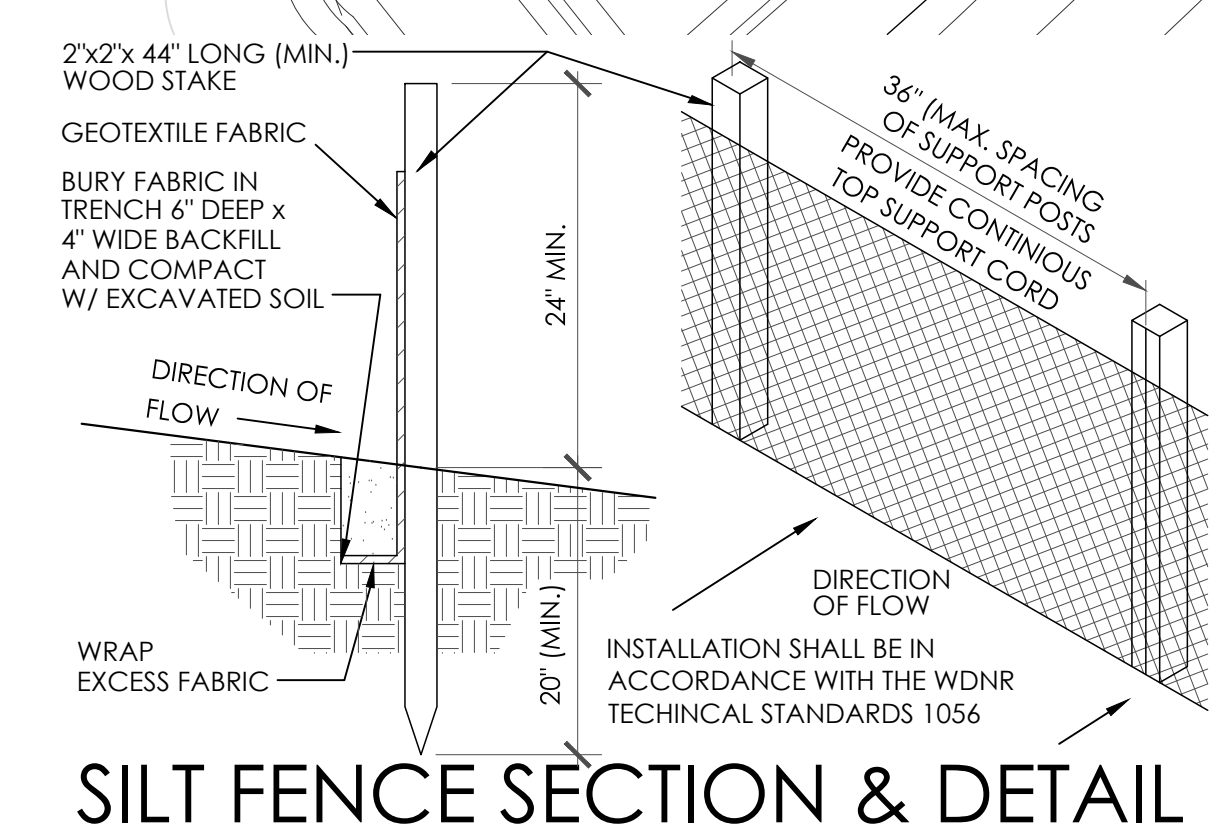
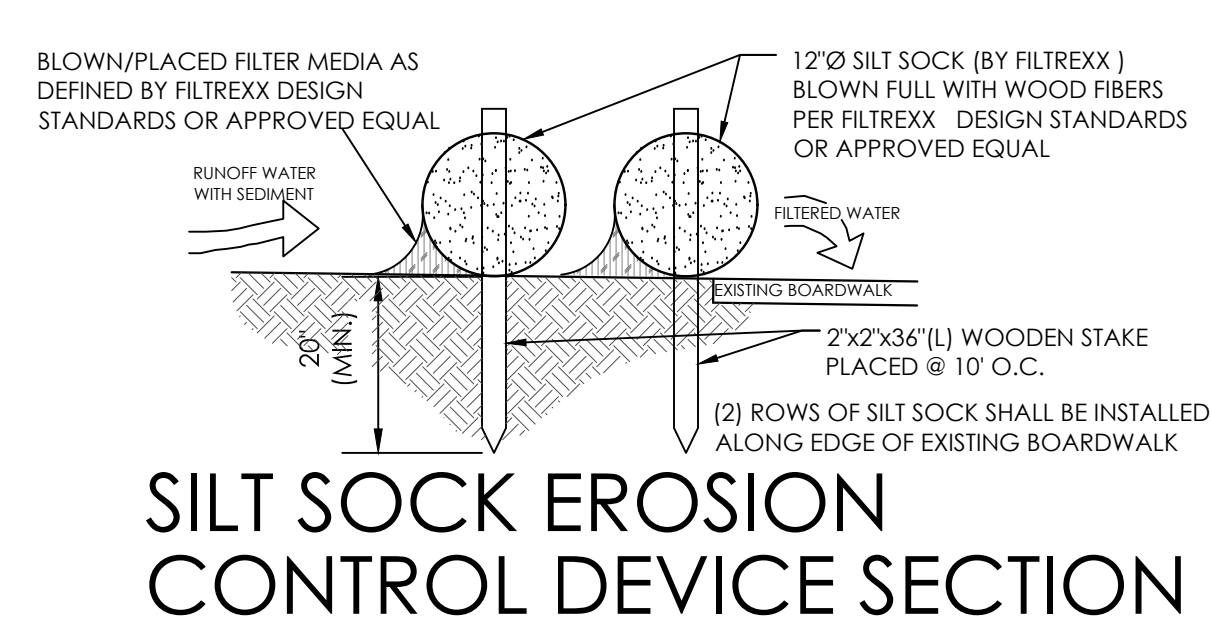
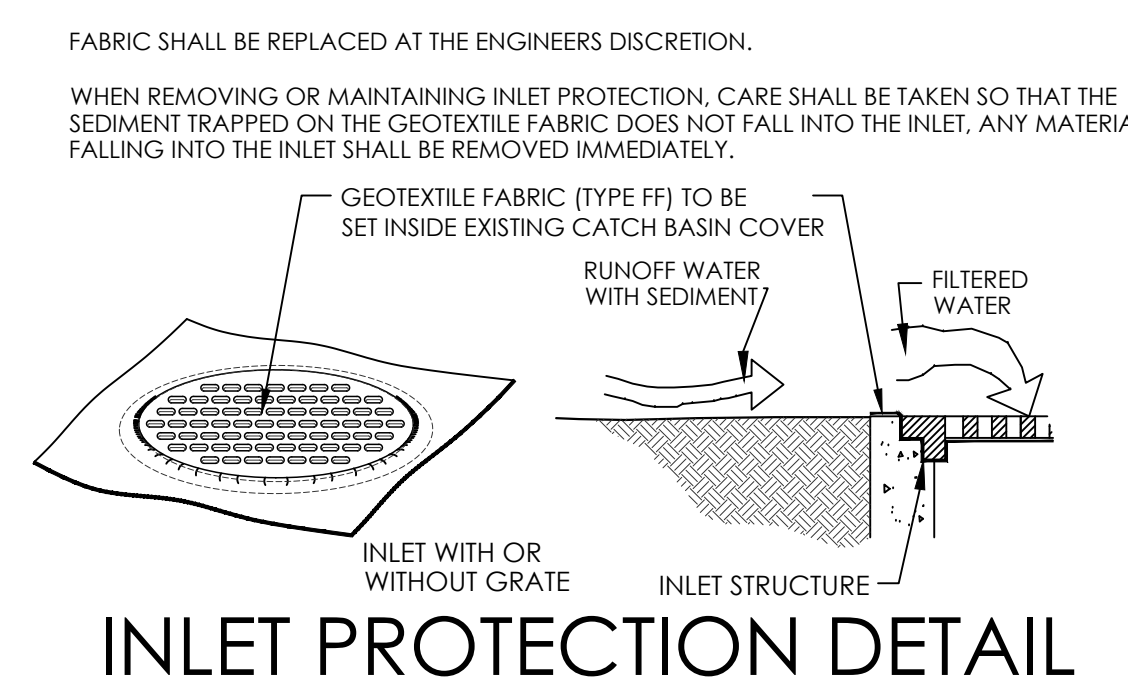
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS. BETWEEN SEPTEMBER AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE AS APPROPRIATE FOR THE REGION AND SOIL TYPE. AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

EARTHWORK CONTRACTOR TO SWEEP/CLEAN UP ALL SEDIMENTATION/TRASH THAT MAY MOVE OFF SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF SHEBOYGAN.

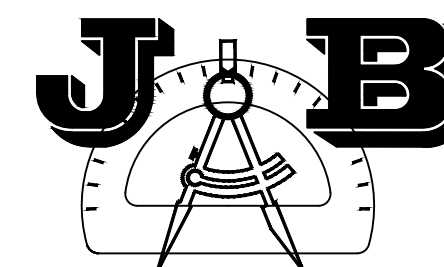
SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF SHEBOYGAN AND/OR THE OWNER'S REPRESENTATIVE.



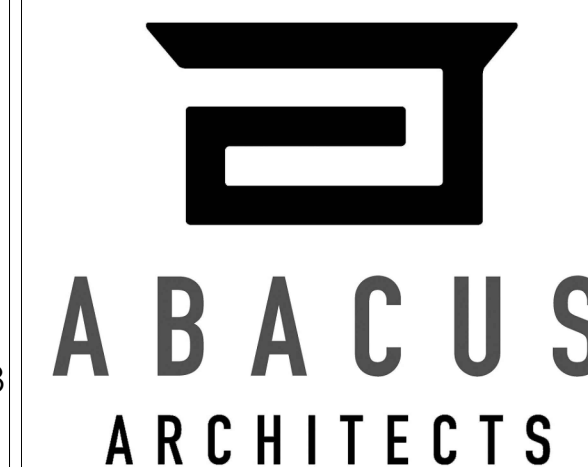
### PARTIAL SITE GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 10'





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WOODRUFF, WISCONSIN 54568  
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09/22/2025 - REVISED FLOOR PLAN

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5/27/2025

NEW BUILDING

WATERSHED HARBOR HOTEL

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DRAWN BY:

CHECKED BY:

PARTIAL SITE  
UTILITY PLAN

C  
105

PROJ. NO. 2022-114

SHEBOYGAN RIVER

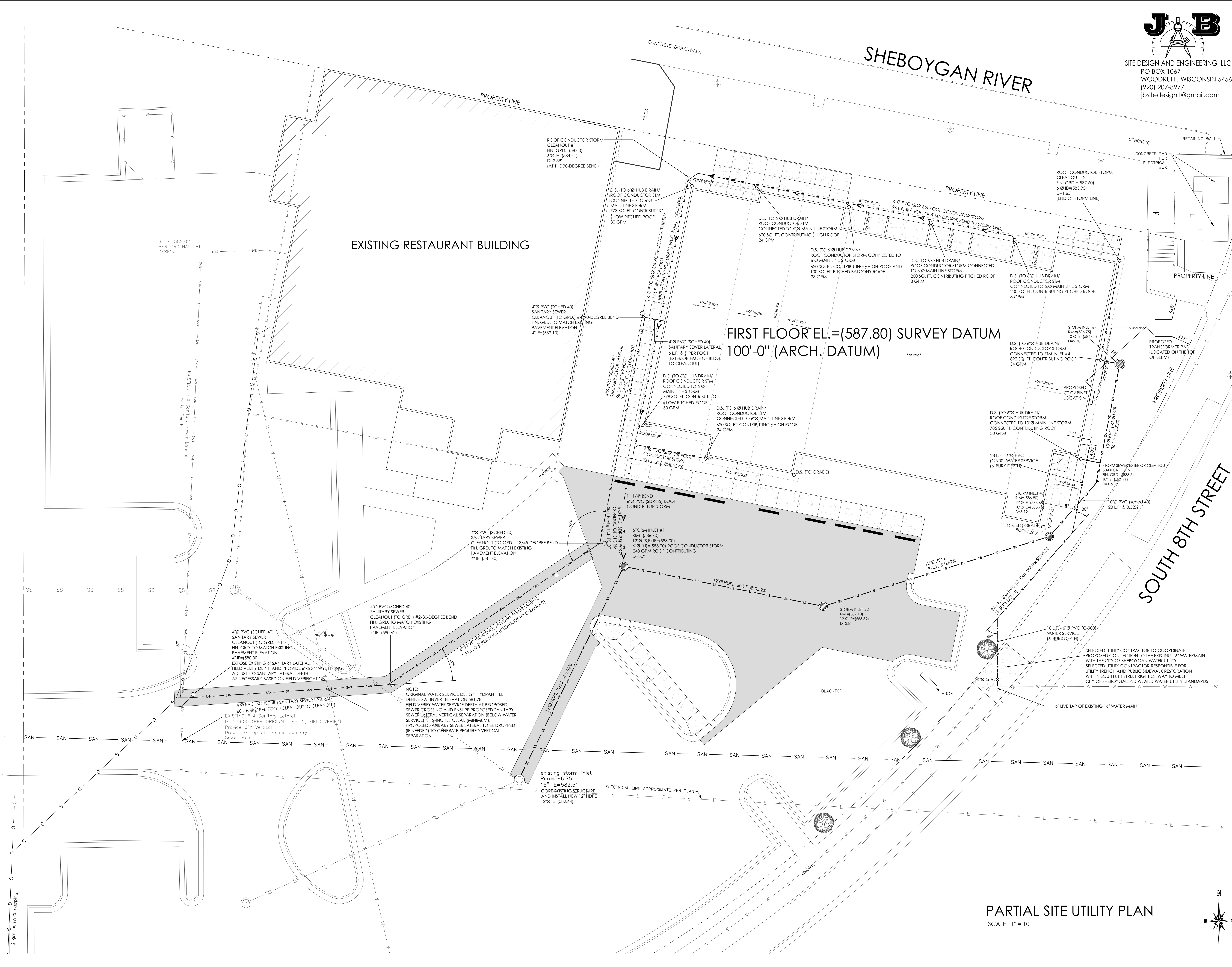
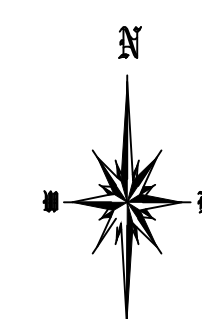
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FIRST FLOOR EL.=(587.80) SURVEY DATUM  
100'-0" (ARCH. DATUM)

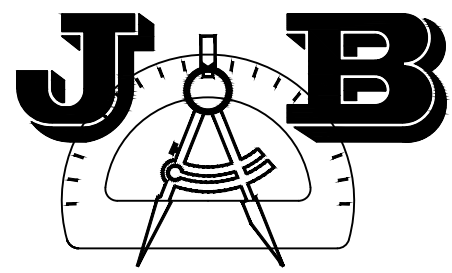
SOUTH 8TH STREET

PARTIAL SITE UTILITY PLAN

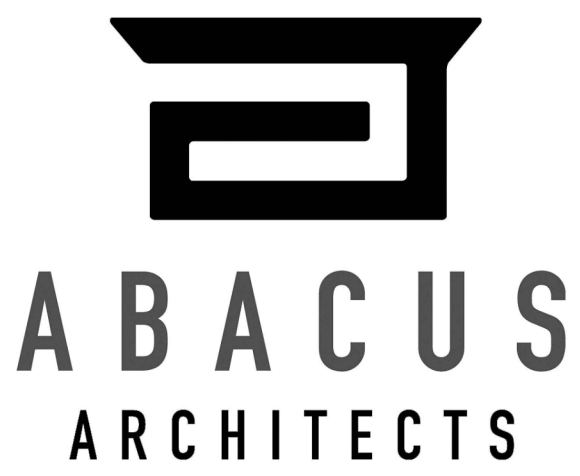
SCALE: 1"=10'







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jbsitedesign1@gmail.com



REVISIONS:  
09/22/2025 - REVISED FLOOR PLAN

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5/27/2025  
NEW BUILDING

WATERSHED HARBOR HOTEL

820 Indiana Ave, Sheboygan, WI 53081

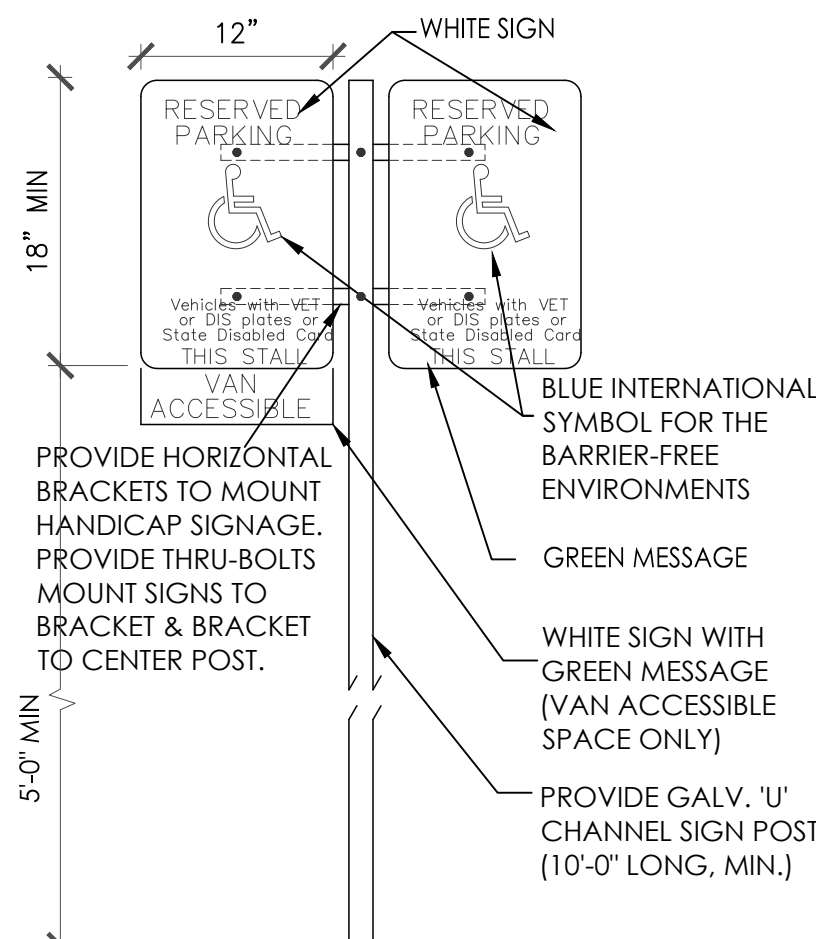
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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CHECKED BY:

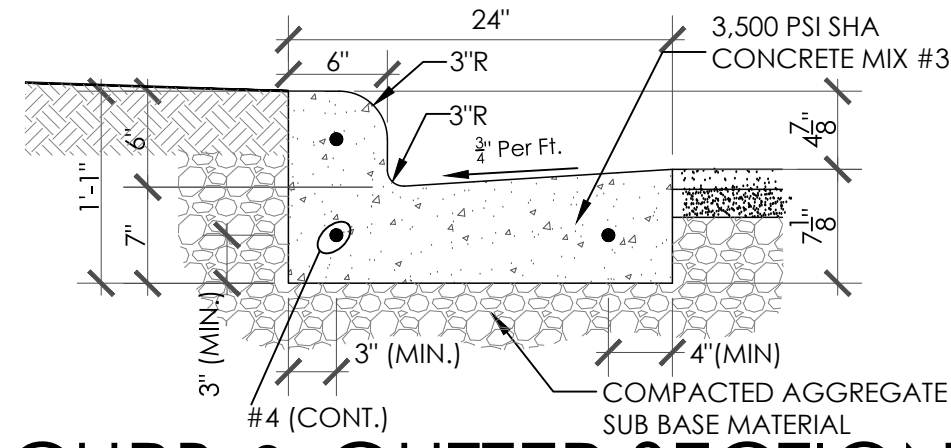
TYPICAL DETAILS

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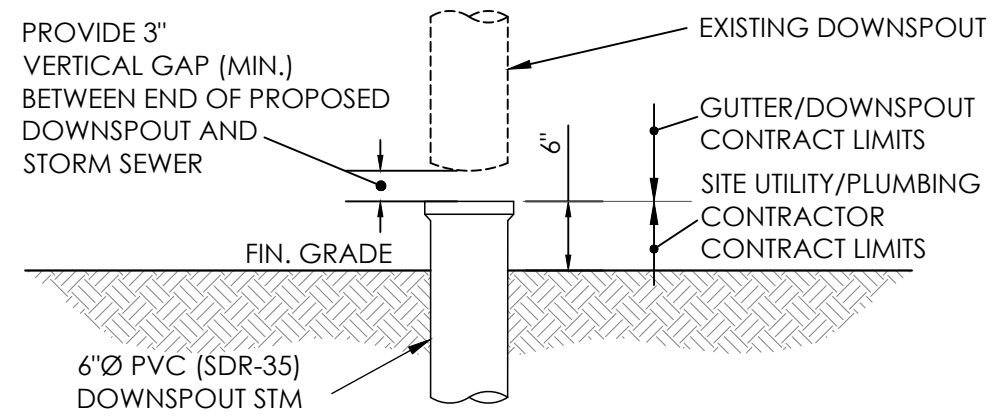
PROJ. NO. 2022-114



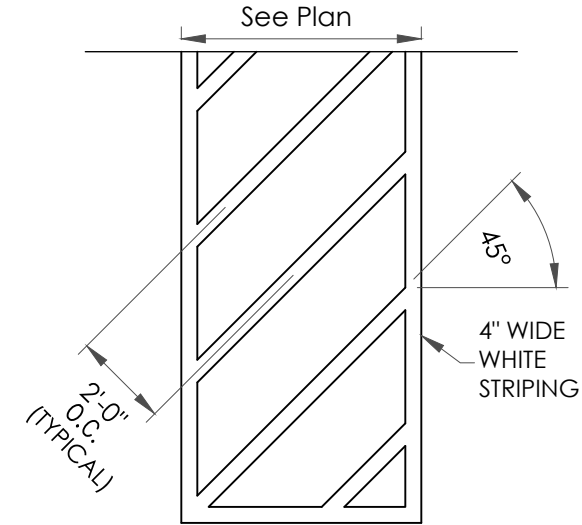
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SIGNAGE DETAIL



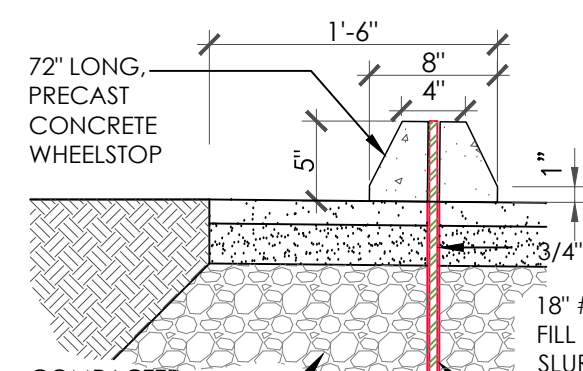
CURB & GUTTER SECTION



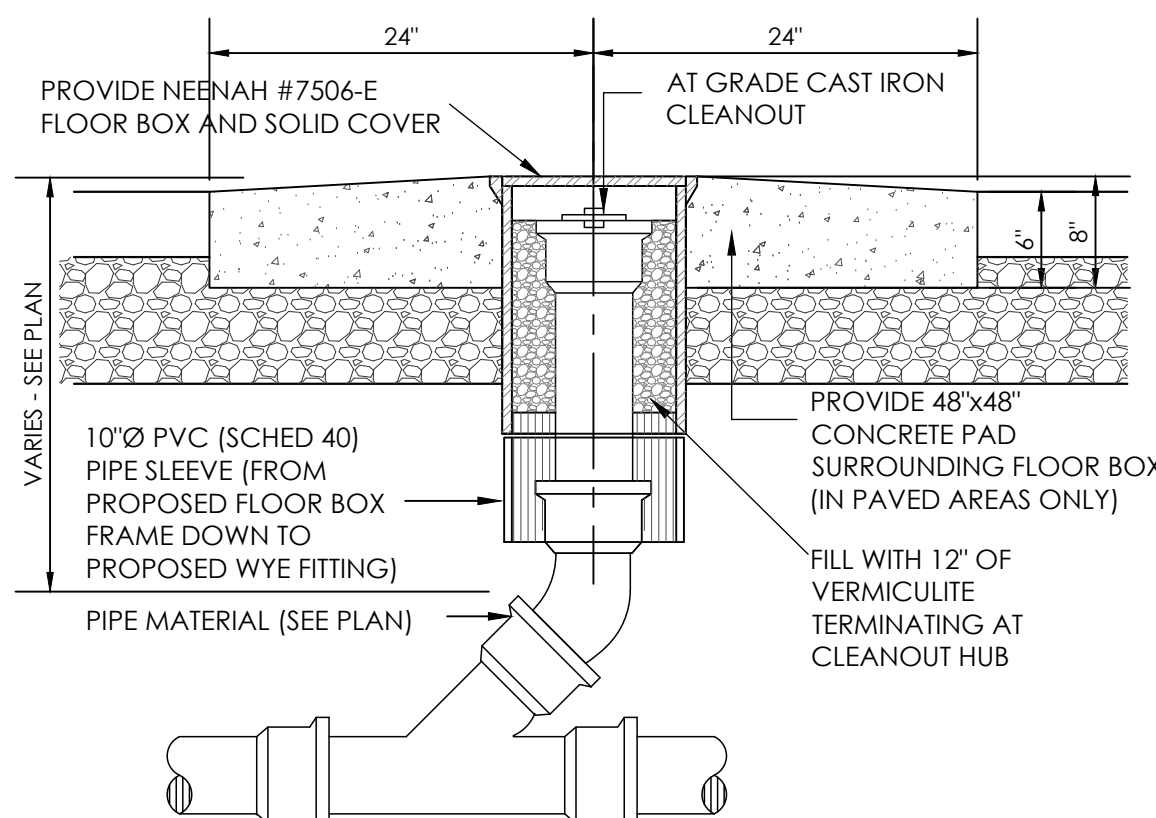
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ACCESSIBLE  
AISLE STRIPING

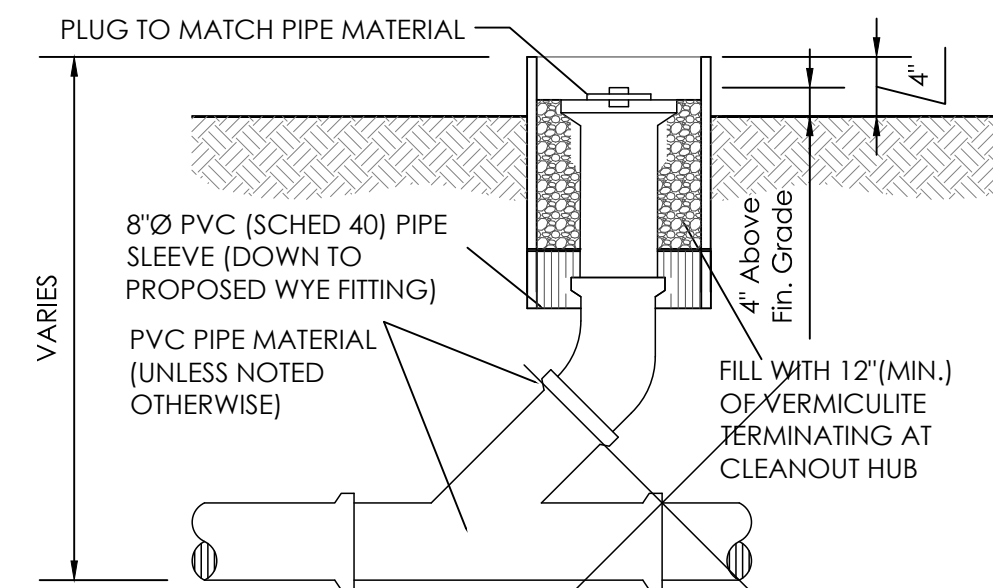


WHEELSTOP SECTION



EXTERIOR CLEANOUT SECTION  
W/FROST SLEEVE

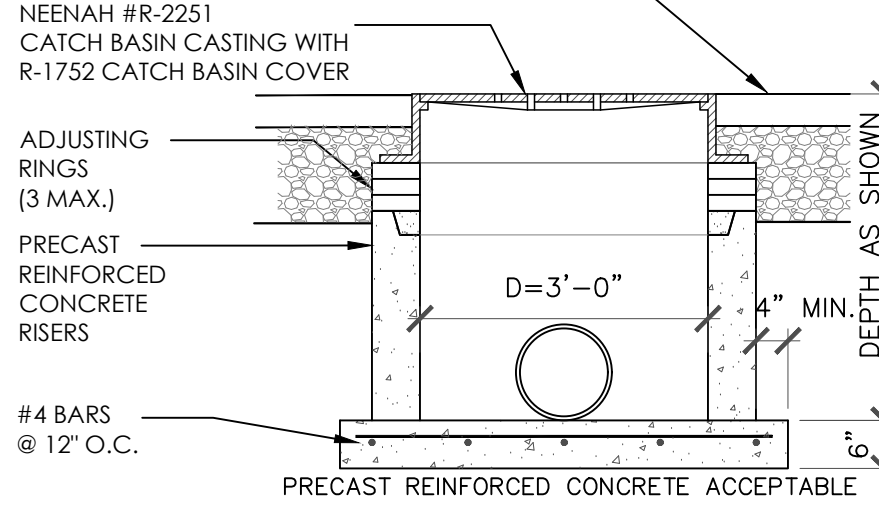
(@ LOCATIONS WITHIN PAVEMENT/CONCRETE AREAS)



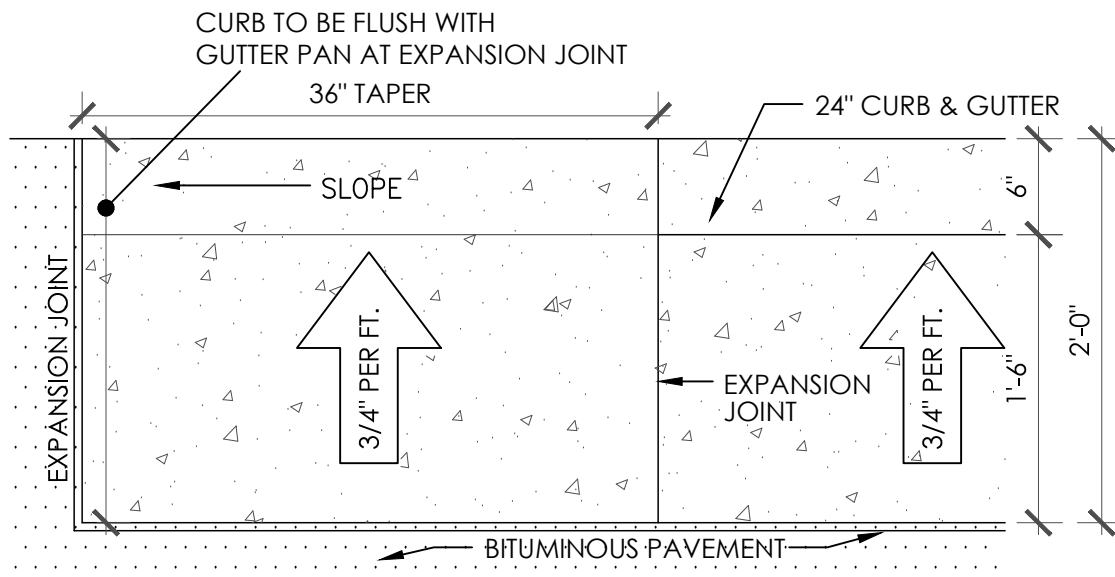
EXTERIOR CLEANOUT SECTION

(@ LOCATIONS WITHIN TURF AREAS)

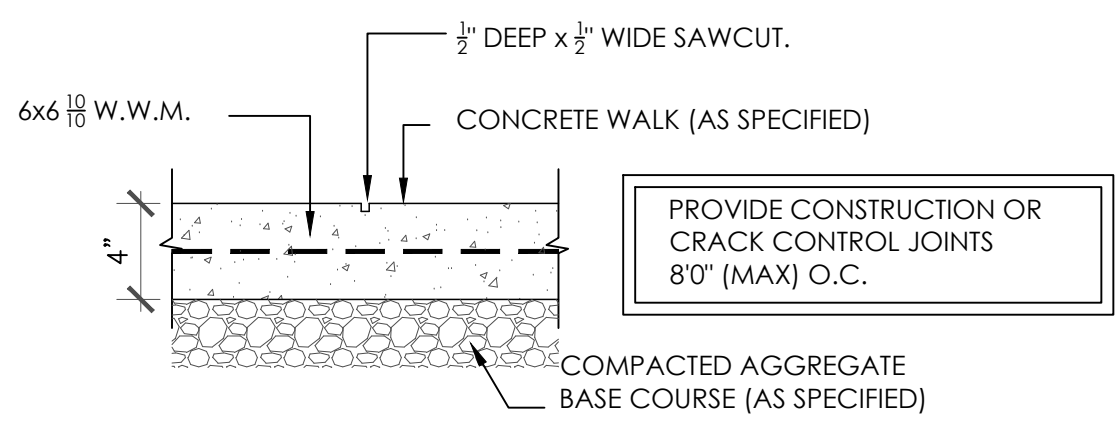
SECTION DEPICTS STORM INLET CONDITION WITHIN PAVED AREAS.  
FINISHED SURFACE COURSE OF BITUMINOUS PAVEMENT TO BE FLUSH WITH DEFINED RIM ELEVATION.  
AREAS WHERE FINISHED GRADE IS TURF, FINISHED TOPSOIL TO BE SPREAD 1-INCH HIGHER THAN FINISHED RIM ELEVATION TO ENSURE SURFACE DRAINAGE



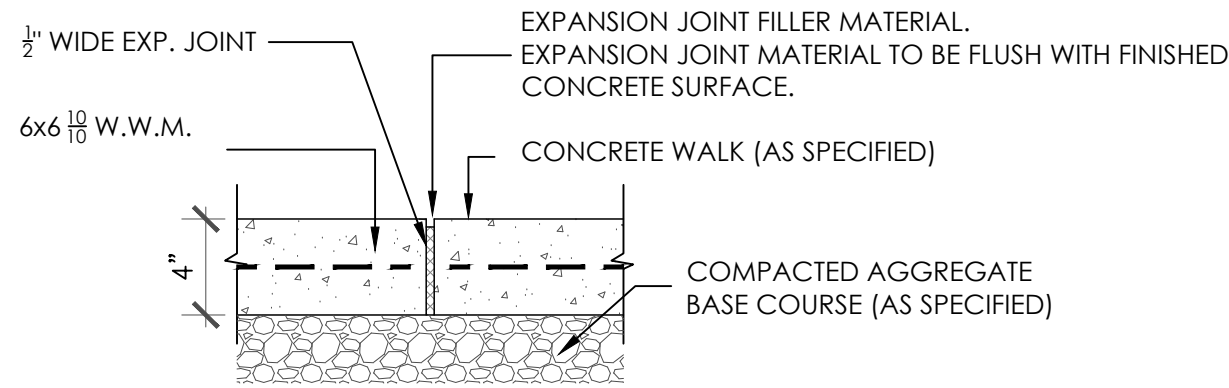
STORM INLET SECTION



ISOMETRIC VIEW  
TAPER FOR CURB & GUTTER



TYP. CONTROL JOINT SECTION



TYP. EXPANSION JOINT SECTION



## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

---

**ITEM DESCRIPTION:** Architectural review of a Watershed Harbor Hotel located at parcel # 59281505750.

---

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

---

**REPORT DATE:** October 9, 2025

**MEETING DATE:** October 14, 2025

---

**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:**

Paul Weaver is proposing to construct a Watershed Harbor Hotel located at parcel # 59281505750. The applicant states the following:

- The proposed project is to be located on the existing Pacifico Restaurant site, between the existing restaurant building and south 8th street along the existing river walk.
- The proposed structure is two levels with an entry/lobby/lounge area on the main level and thirty-two (32) hotel room/suites.
- Parking will be on grade and shared with the existing restaurant.
- The concept was a neo-eclectic interpretation of a harbor/residential style.
- All exposed misc. exterior steel shall be painted with paint finish E-1.
- Exterior lighting shown for fixture style and design intent only – coordinate all other exterior lighting and fixture selections with design/build electrical contractor.
- Install LP Smartside 8” “Quarry Gray” lap siding at all patio and balcony privacy screens unless otherwise noted.

**STAFF COMMENTS:**

The proposed building is located in a very prominent location on the south side of the 8<sup>th</sup> St bridge, just as residents and visitors are entering the downtown area. The design and architecture are of utmost importance in this high-profile area.

To the east of the proposed building across 8<sup>th</sup> street is the brick Reiss Coal building and to the west is a restaurant with a “shanty” type architecture. It may be beneficial for the proposed building to blend the two architectural styles to unite this area.

The commission may want to have the applicant address how the architecture relates to the surrounding buildings.


**ACTION REQUESTED:**

No recommendation.


**ATTACHMENTS:**

Architectural Review Application and required attachments.



	<b>CITY OF SHEBOYGAN</b>  <b>ARCHITECTURAL REVIEW APPLICATION</b>	Fee: _____
		Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

<b>SECTION 1: Applicant/ Permittee Information</b>			
Name (Ind., Org. or Entity) <b>ABACUS ARCHITECTS</b>	Authorized Representative <b>ROBERT L. HEIMERL</b>	Title <b>PRINCIPAL/ARCHITECT</b>	
Mailing Address <b>1135A MICHIGAN AVE</b>	City <b>SHEBOYGAN</b>	State <b>WI</b>	ZIP Code <b>53081</b>
Email Address <b>RHEIMERLEABACUSARCH.COM</b>	Phone Number (incl. area code) <b>920-207-7030</b>		
<b>SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)</b>			
Name (Ind., Org. or Entity) <b>CITY OF SHEBOYGAN</b>	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
<b>SECTION 3: Architect Information</b>			
Name <b>Abacus Architects - Mark McClintock</b>			
Mailing Address <b>1135A Michigan Ave.</b>	City <b>Sheboygan</b>	State <b>WI</b>	Zip <b>53081</b>
Email Address <b>mmccclintock@abacusarch.com</b>	Phone Number (incl. area code) <b>920-452-4444</b>		
<b>SECTION 4: Contractor Information</b>			
Name <b>SEE CONDITIONAL USE PERMIT APP FOR ALL SUBS</b>			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
<b>SECTION 5: Certification and Permission</b>			
<b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
<b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) <b>ROBERT L. HEIMERL</b>	Title <b>ARCHITECT</b>	Phone Number <b>920-207-7030</b>	
Signature of Applicant 		Date Signed <b>9/14/2025</b>	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**SECTION 6: Description of the Subject Site/Proposed Project**

Project Address/Description

Parcel No.

Name of Proposed/Existing Business: Watershed Harbor Hotel

Address of Property Affected: 820 Indiana Ave. Sheboygan, WI 53081

Zoning Classification: Central Commercial District

New Building: ☐Addition: ☐Remodeling: ☐**SECTION 7: Description of Proposed Project**

The proposed project is to be located on the existing Pacifico Restaurant site, between the existing restaurant building and south 8th street along the existing river walk.

The proposed structure is two levels with an entry/lobby/lounge area on the main level and thirty-two (32) hotel room/suites.

Parking will be on grade and shared with the existing restaurant.

**SECTION 8: Description of EXISTING Exterior Design and Materials****SECTION 9: Description of the PROPOSED Exterior Design and Materials**

The concept was a neo-eclectic interpretation of a harbor/residential style.  
The proposed materials are to be:

Certainteed "Colonial White" vinyl Board and Batten siding

Certainteed "Heritage Cream" yellow toned vinyl lap siding

Certainteed "Pacific Blue" vinyl shake siding

Certianteed "Rustic Blend" (wood appearance) vinyl lap siding

Halquest "Echo Ridge Old Country Field Stone" cultured stone veneer

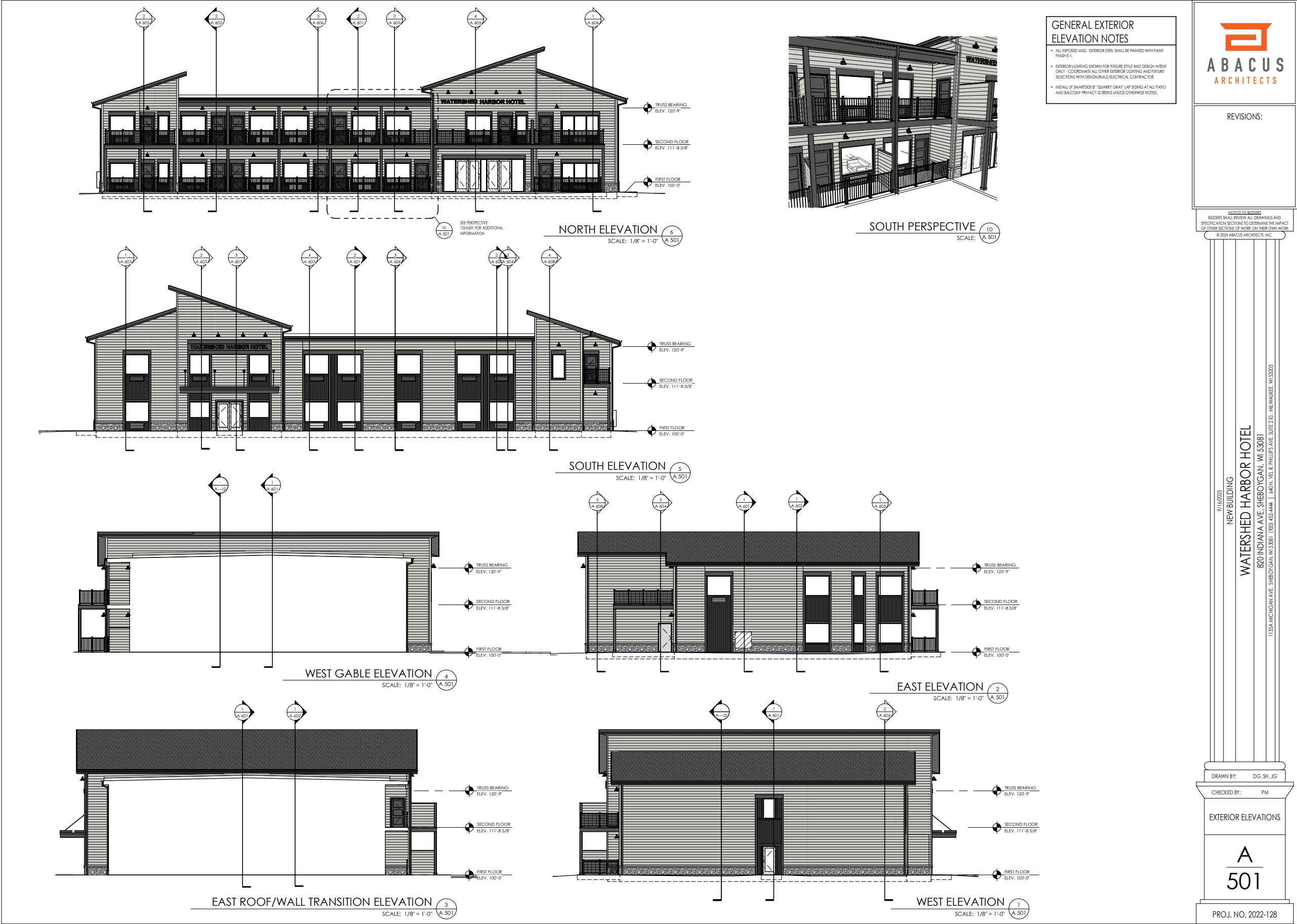
Wrought iron and aluminum railings & painted PVC separator posts and trim at balconies.

White & Black double hung & fixed windows illuminated by wall sconces

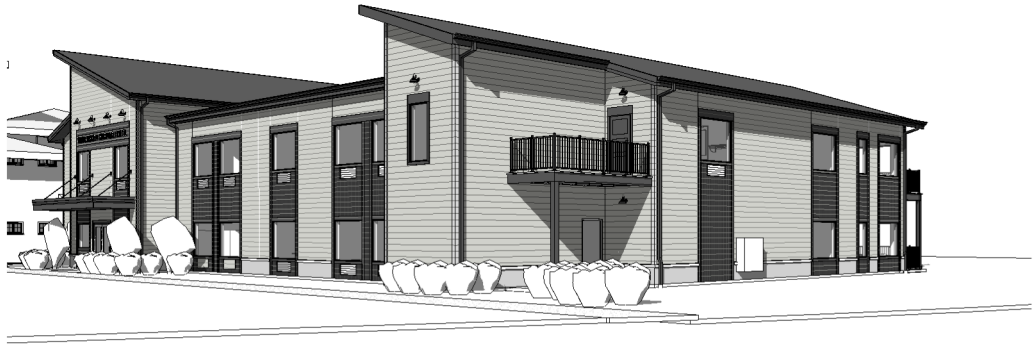
Owen's Corning - Duration "Pacific Wave" asphalt shingles











SOUTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



ABACUS  
ARCHITECTS

REVISIONS:

NOTES TO BIDDERS  
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9/11/2025  
NEW BUILDING  
WATERSHED HARBOR HOTEL  
820 INDIANA AVE. SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (224) 452-4444 | 640 N. VEL R. PHILIPS AVE. SUITE 210, WAUKESHA, WI 53093

DRAWN BY: Author  
CHECKED BY: Checker

Renderings

R1

PROJ. NO. 2022-128





NEW BUILDING

# WATERSHED HARBOR HOTEL

820 INDIANA AVE, SHEBOYGAN, WI 53081    9/16/2025  
PROJ. NO. 2022-128



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NEW BUILDING

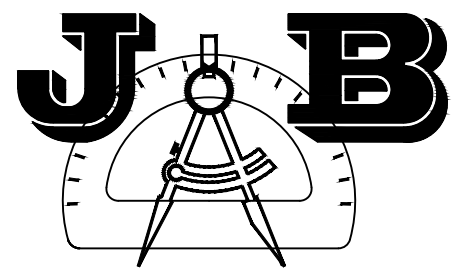
# WATERSHED HARBOR HOTEL

820 INDIANA AVE, SHEBOYGAN, WI 53081      9/16/2025  
PROJ. NO. 2022-128

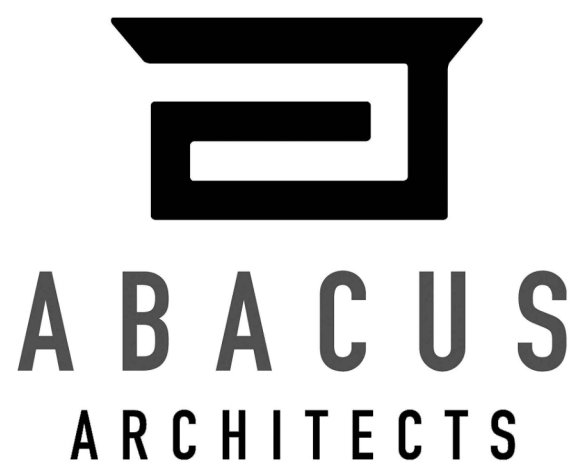


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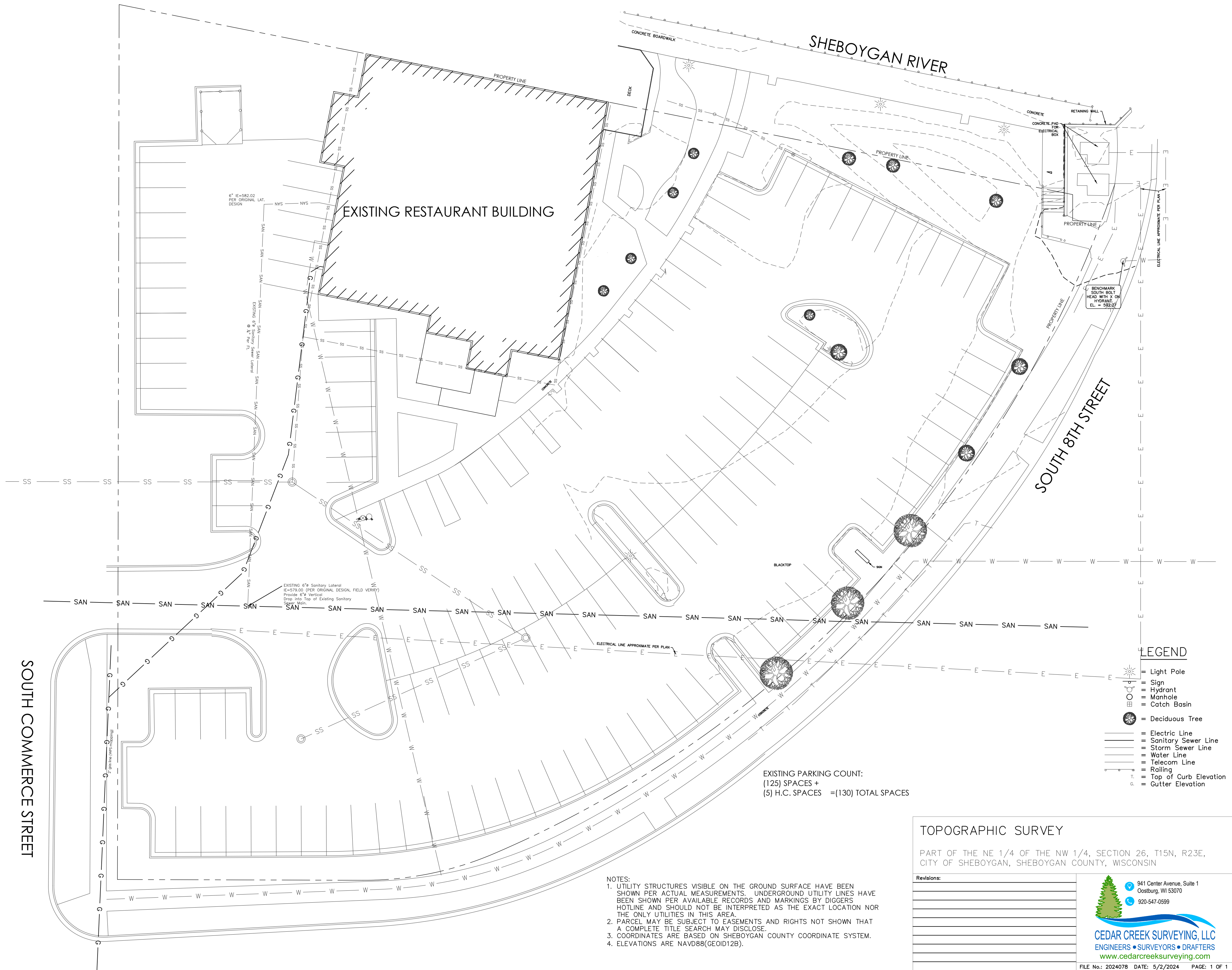


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(920) 207-8977  
jbsitedesign1@gmail.com



REVISIONS:  
09/22/2025 - REVISED FLOOR PLAN

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OVERALL SITE PLAN/PARTIAL SITE TOPOGRAPHIC MAP

SCALE: 1" = 20'

5/27/2025  
NEW BUILDING  
WATERSHED HARBOR HOTEL  
820 Indiana Ave, Sheboygan, WI 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 640 N. VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

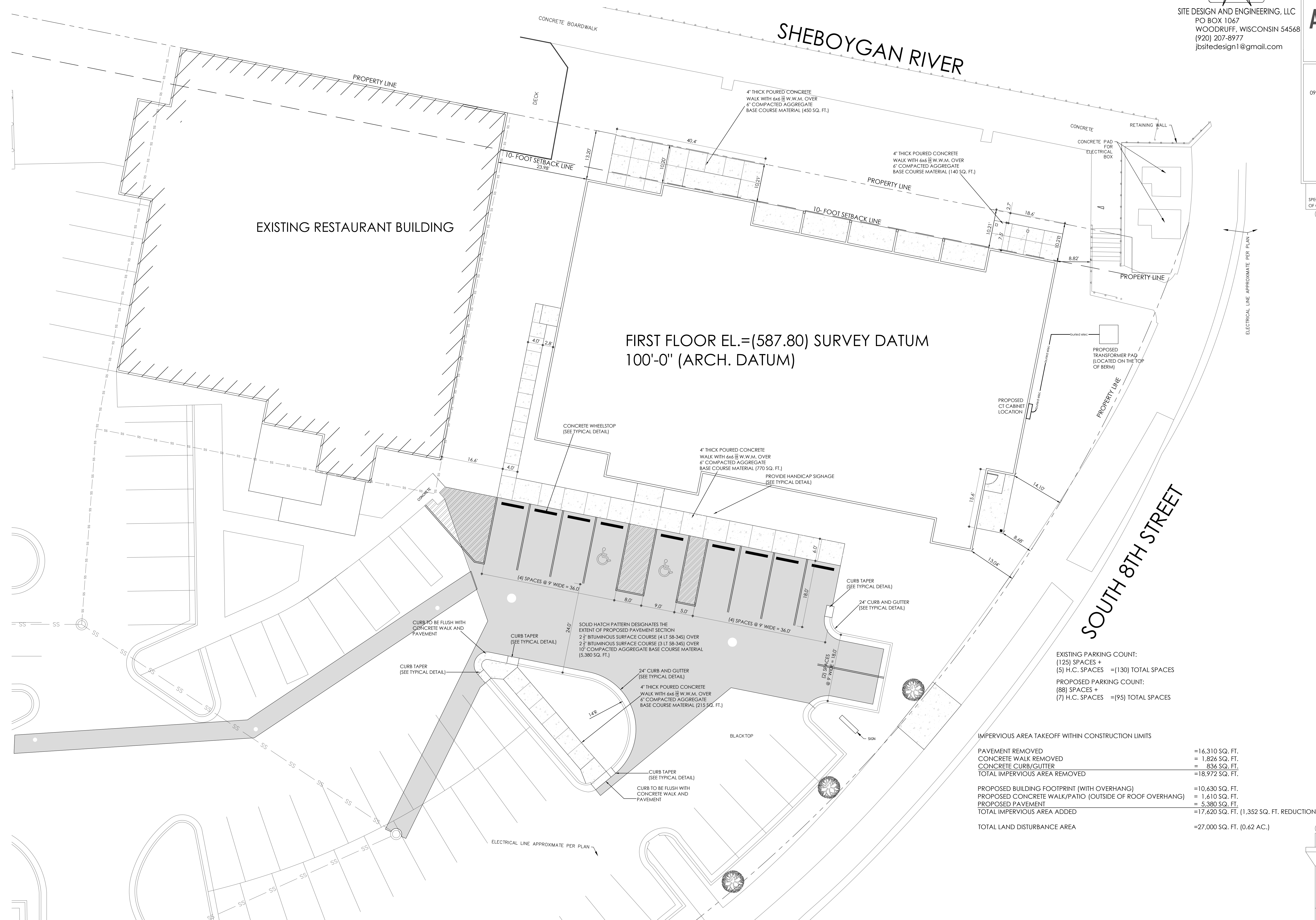
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OVERALL SITE PLAN

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PROJ. NO. 2022-114

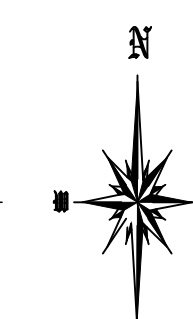




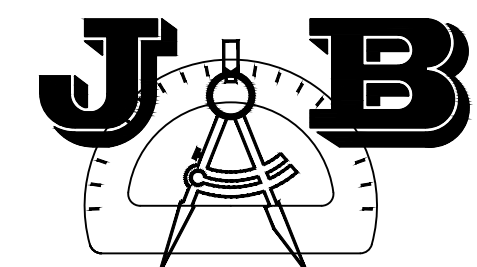


## PARTIAL SITE PLAN

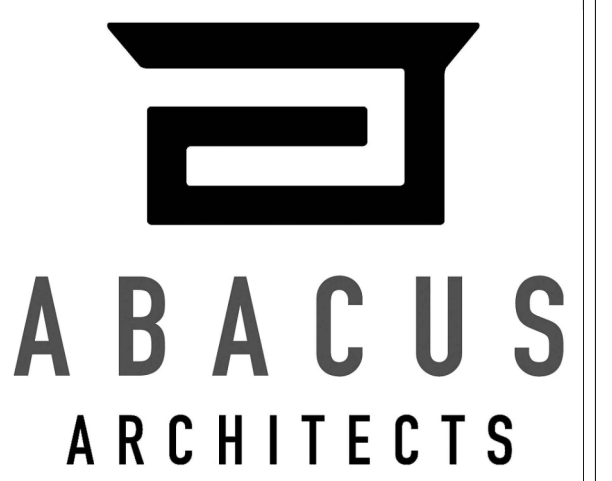
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820 Indiana Ave, Sheboygan, WI 53081

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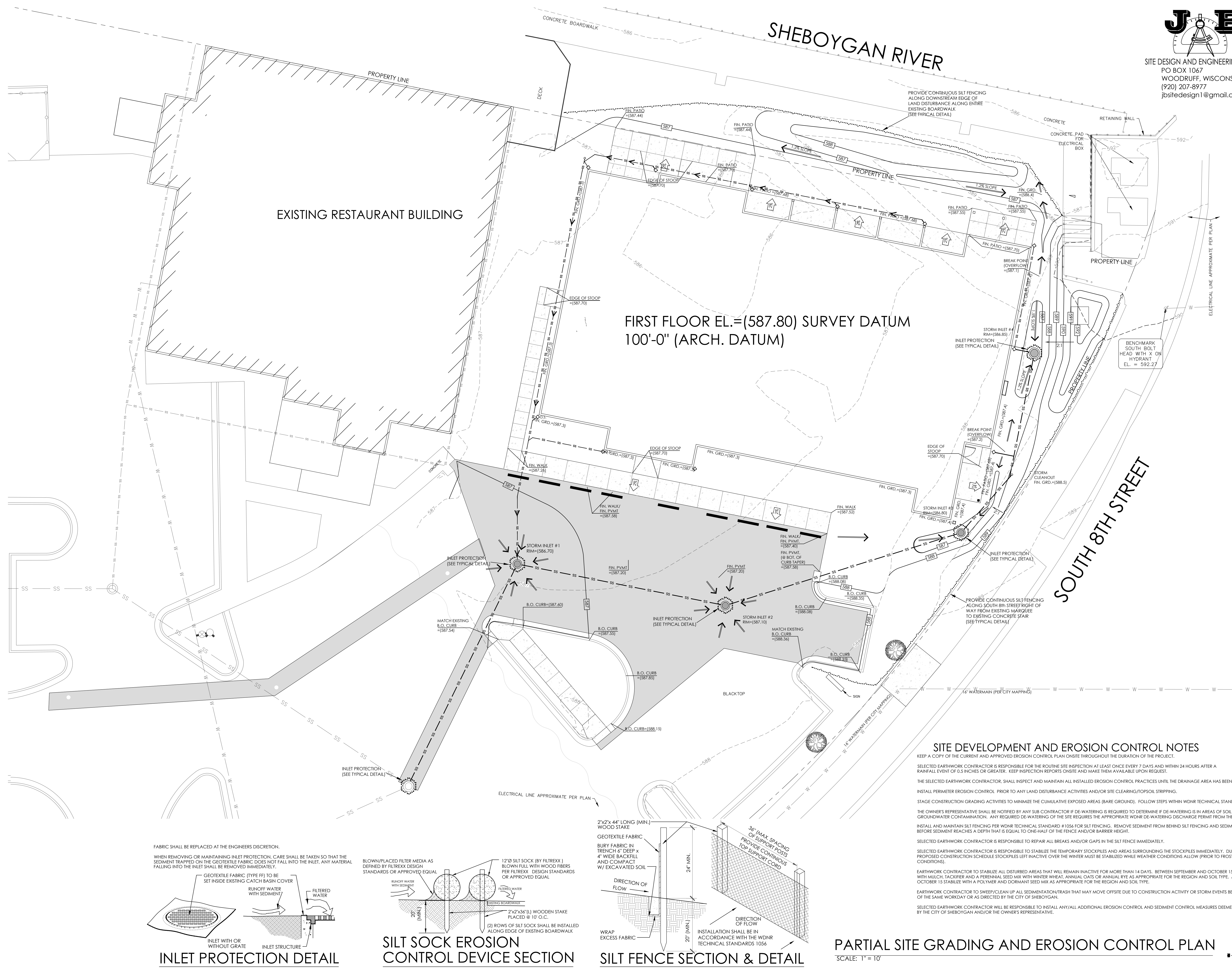
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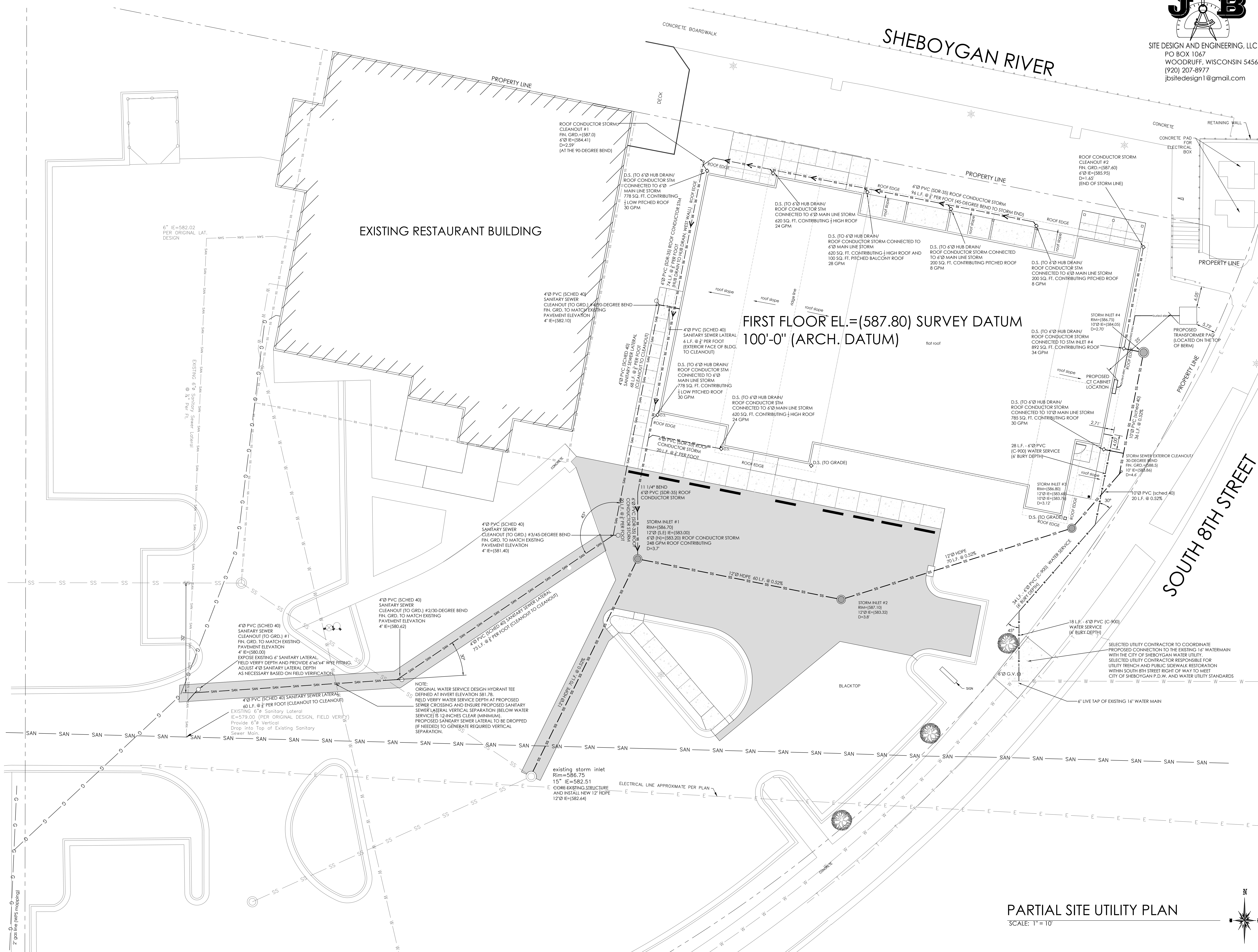
PARTIAL SITE  
GRADING PLAN

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PROJ. NO. 2022-114

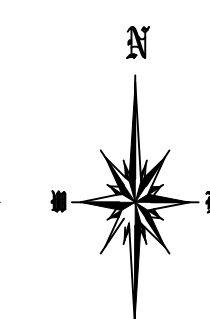




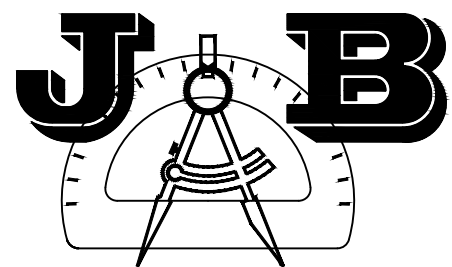


PARTIAL SITE UTILITY PLAN

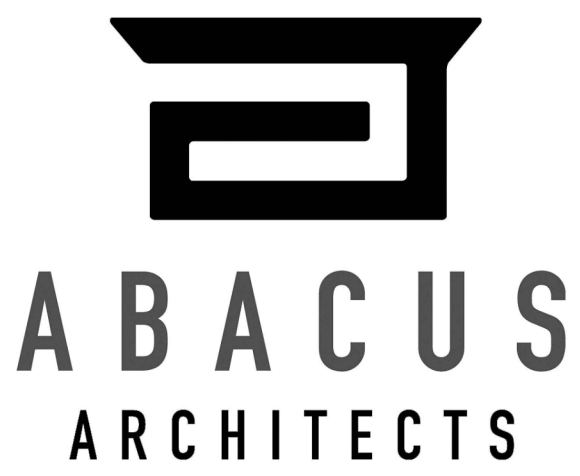
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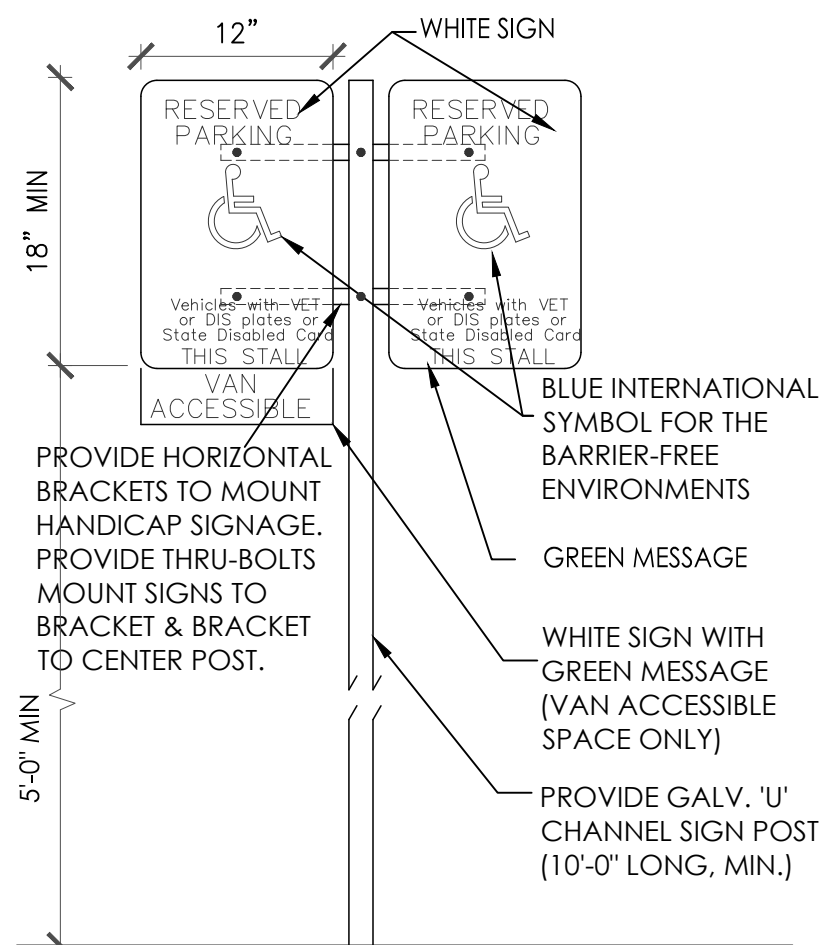


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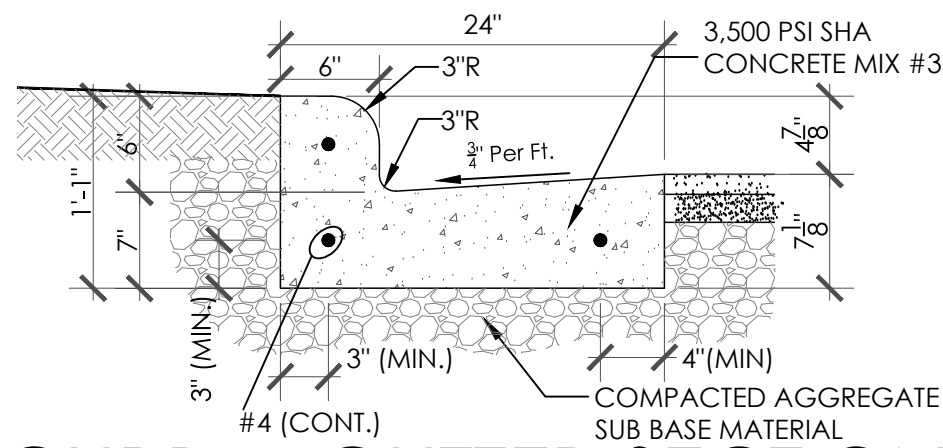


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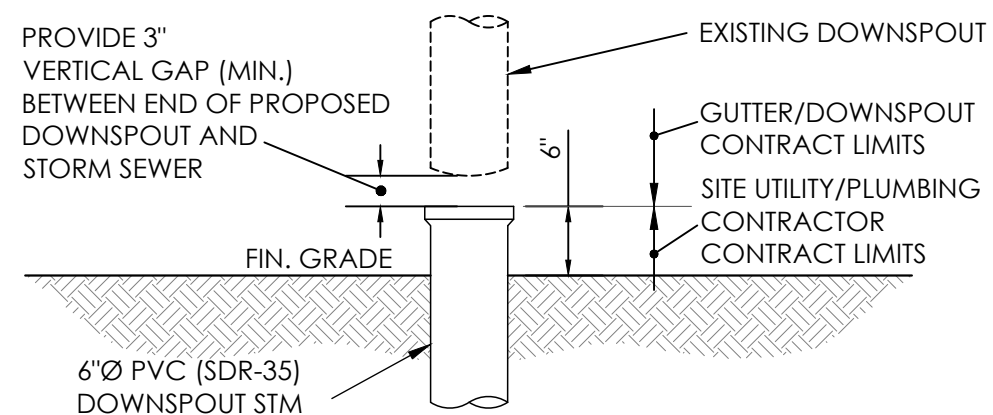
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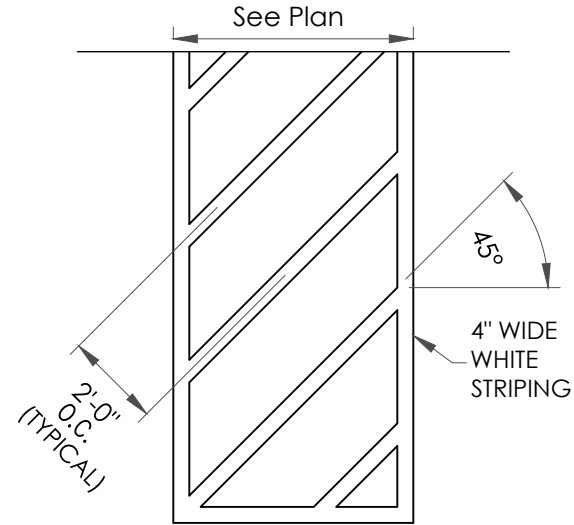
DOUBLE HANDICAP  
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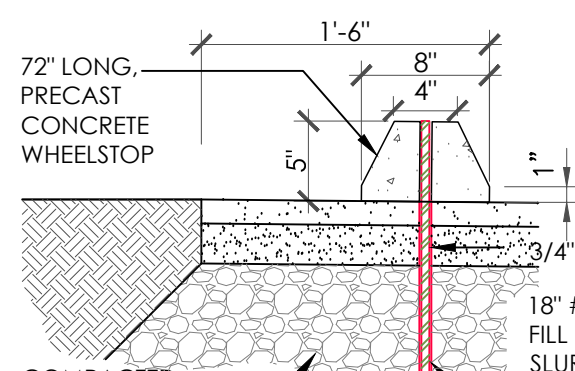
CURB & GUTTER SECTION



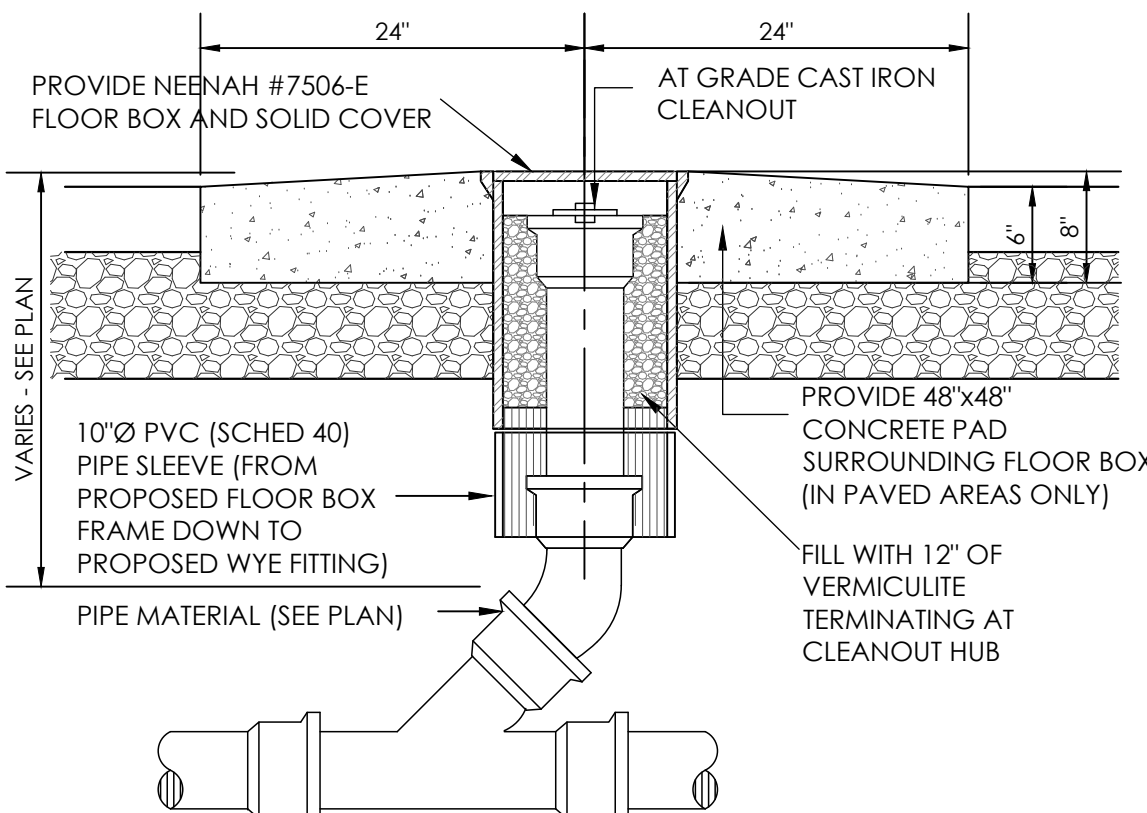
DOWNSPOUT HUB SECTION



ACCESSIBLE  
AISLE STRIPING

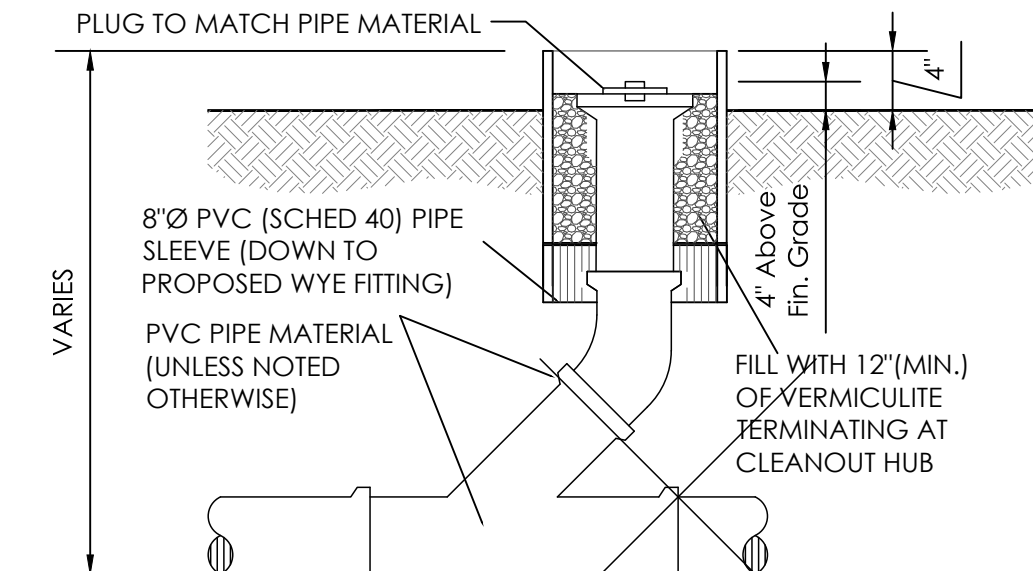


WHEELSTOP SECTION



EXTERIOR CLEANOUT SECTION  
W/FROST SLEEVE

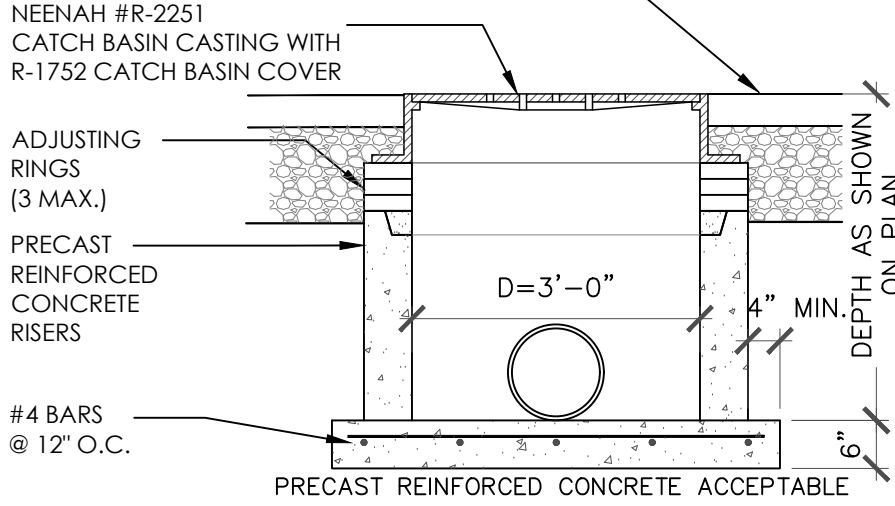
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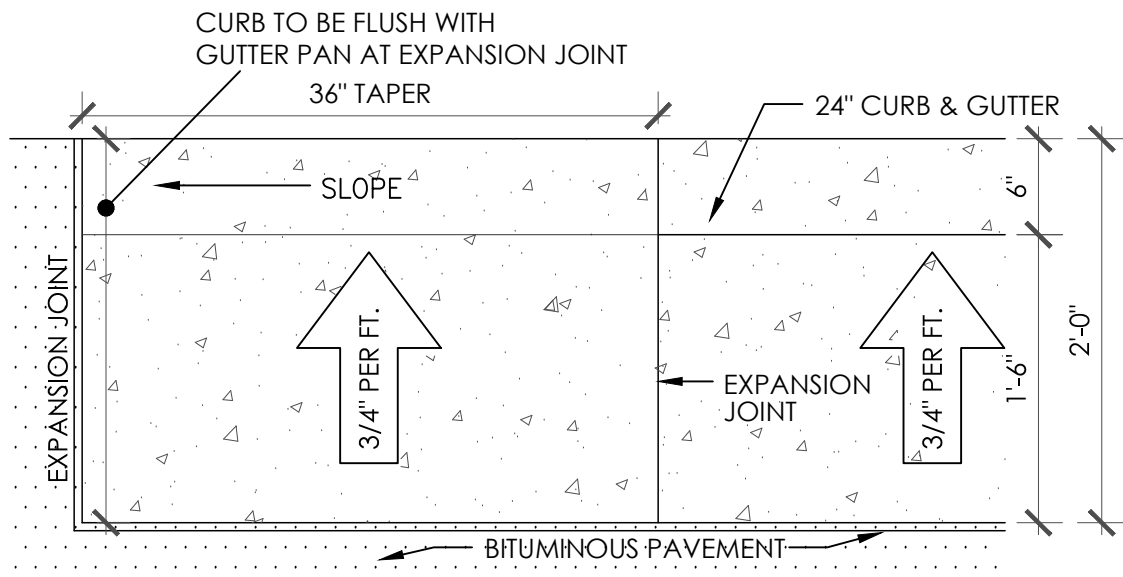
EXTERIOR CLEANOUT SECTION

(@ LOCATIONS WITHIN TURF AREAS)

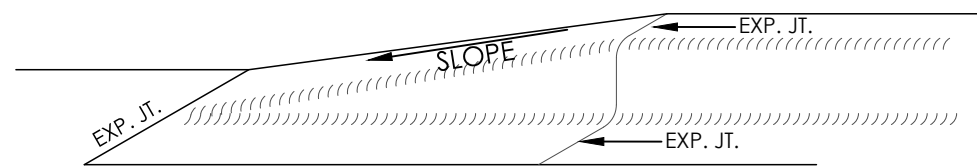
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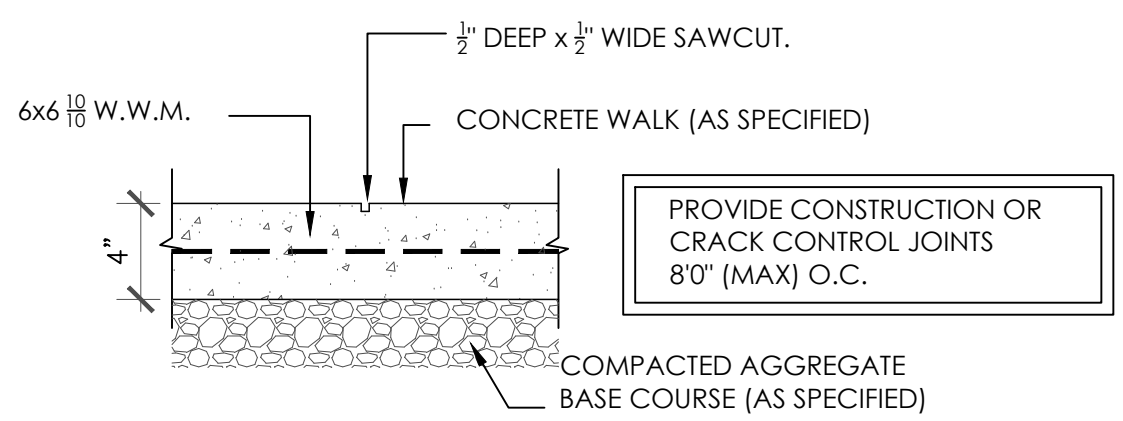
STORM INLET SECTION



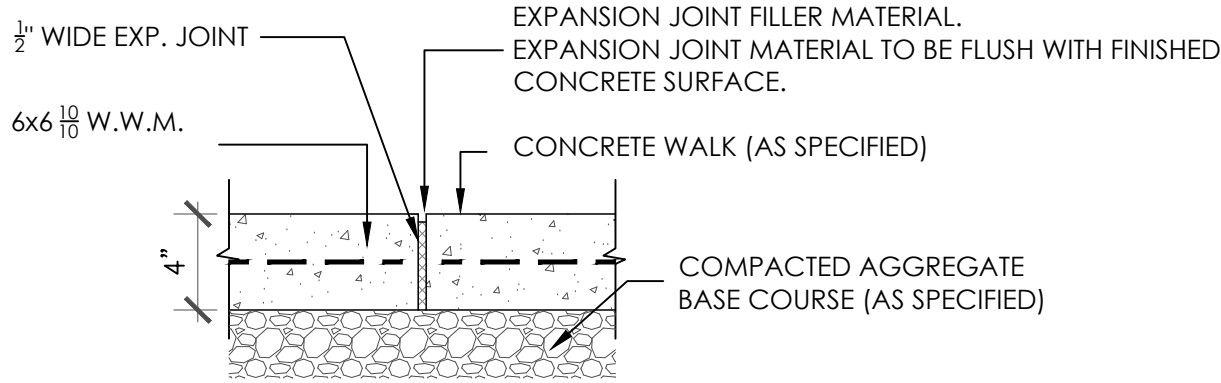
PLAN VIEW



ISOMETRIC VIEW  
TAPER FOR CURB & GUTTER



TYP. CONTROL JOINT SECTION



TYP. EXPANSION JOINT SECTION

5/27/2025  
NEW BUILDING

WATERSHED HARBOR HOTEL

820 Indiana Ave, Sheboygan, WI 53081

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CHECKED BY:

TYPICAL DETAILS

C  
106

PROJ. NO. 2022-114

# CHAPTER 105: GENERAL ZONING

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## TABLES

### ARTICLE I. PROCEDURES AND ADMINISTRATION

### ARTICLE II. DISTRICTS

#### SECTION 2.01 PURPOSE

The area located within the jurisdiction of this chapter is hereby divided into zoning districts of such number and community character as are necessary to achieve compatibility of land uses within each district, to implement the officially adopted city comprehensive master plan, and to achieve the other purposes of this chapter.

#### SECTION 2.02 ZONING DISTRICTS

The Common Council divides the city into the following zoning districts.

**Table II-1: Zoning Districts**

Zoning District Symbol	Zoning District Name
OS	Open Space
AG	Agricultural
E-N	Estate Neighborhood
S-N	Suburban Neighborhood
S-CO	Suburban Corridor
U-N	Urban Neighborhood
U-CO	Urban Corridor
U-DT	Urban Downtown
I	Industrial
OVERLAY	HOLD FOR ENVIRONMENTAL OVERLAY DISTRICTS

The City characterizes the zoning districts identified in **TABLE II-1: ZONING DISTRICTS** as follows:

---

(A) OS: OPEN SPACE



The Open Space (OS) zoning district accommodates preserved areas of open space and recreational opportunities.

---

**(B) AG: AGRICULTURAL**

The Agricultural (AG) zoning district accommodates areas of rural character, farming, and agricultural activities, including low-density residential development and limited commercial uses.

---

**(C) E-N: ESTATE NEIGHBORHOOD**

The Estate Neighborhood (E-N) zoning district accommodates low-density, estate-style residential development. This includes primarily single-family detached houses on large lots.

---

**(D) S-N: SUBURBAN NEIGHBORHOOD**

The Suburban Neighborhood (S-N) zoning district accommodates predominantly suburban-style residential development with one dwelling unit per lot.

---

**(E) S-CO: SUBURBAN CORRIDOR**

The Suburban Corridor (S-CO) zoning district accommodates large lot commercial development.

---

**(F) U-N: URBAN NEIGHBORHOOD**

The Urban Neighborhood (U-N) zoning district accommodates traditional residential development patterns, with smaller lot sizes and allowing for up to two attached dwelling units per lot and townhouses.

---

**(G) U-CO: URBAN CORRIDOR**

The Urban Corridor (U-CO) zoning district accommodates commercial uses primarily located along collector and arterial streets. This district includes primarily commercial uses, with residential uses allowed on upper floors.

---

**(H) U-DT: URBAN DOWNTOWN**

The Urban Downtown (U-DT) zoning district accommodates higher-intensity development with a mix of commercial and residential uses in a walkable historic downtown context.

---

**(I) I: INDUSTRIAL**

The Industrial (I) zoning district accommodates low-, medium-, and high-intensity manufacturing, warehousing, storage, and transportation uses separated from most commercial and residential uses.

---

**SECTION 2.03 ZONING MAP**

The Common Council establishes the boundaries of districts as shown on a map entitled Zoning Map, City of Sheboygan, Wisconsin, as a part of this ordinance. All notations, references, and other information shown on it shall be as much a part of this ordinance as if the matters and things set forth by said map were all fully described within this chapter. The City may establish this map as a layer of its geographic information system (GIS).

#### SECTION 2.04 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

The City shall use the following rules to determine the precise location of any zoning district boundary shown on the official zoning map:

1. The City shall construe the zoning district boundaries shown as following or approximately following the limits of any city, village, town, or county boundary as following such limits.
2. Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
3. Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the city or county tax maps shall be construed as following such lines.
4. Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
5. Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
6. Zoning district boundaries shown as separated from any of the features listed in subsections (a) through (e) of this section, shall be construed to be at such distances therefrom as are shown on the official zoning map.
7. Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the official zoning map, the location of the line shall be determined by the Community Development Director.

#### SECTION 2.05 LOT AND STRUCTURE REGULATIONS

##### (A) REGULATIONS TABLE

Lots and structures within the city shall follow the regulations contained within [TABLE II-2: LOT AND STRUCTURE REGULATIONS](#) and with the supplemental regulations identified throughout [SECTION 3.03](#).



Table II-2: Lot and Structure Regulations

District	OS	AG	E-N	S-N	U-N	S-CO	U-CO	U-DT	I	PDD	
	Lot Occupation										
Lot Width (ft.)	Not applicable	120 min.	80 min. 250 max.	50 min. 110 max.	30 min. 90 max.	60 min. .	30 min. . 90 max. .	180 max. .	900 max. .	Established during district adoption	
Minimum Lot Size (square feet)	Not applicable	43,560	9,600	6,000	3,600	As needed to meet all other regulations					
Maximum Impervious Coverage (%)	Not applicable	25	30	50	70		80	100 <sup>1</sup>			
	Setbacks – Principal Building										
Street Setback [ft.]	Regulations of most restrictive abutting district	50 min.	20 min.	20 min. 30 max.	10 min. 20 max.	20 min. . 40 max. .	10 min. . 20 max. .	0 min. . 15 max. .	20 min. .	Established during district adoption	
Side Setback (ft.)			10 min.	8 min.	6 min.	10 min. .	5 min. .	0 min. .	12 min. .		
Rear Setback (ft.)			30 min.	20 min.	15 min.	20 min. .	10 min. .	3 min. .	12 min. .		
Minimum Frontage Buildout (%)		Not applicable	40	60	70	50	70	80	80		
	Setbacks – Accessory Building										
Street Setback (ft.)	Regulations of most restrictive abutting district	Even with or behind principal structure				Allowed in rear yard only				Established during district adoption	
Side Setback (ft.)		25 min.	5 min.	3 min.	3 min.	5 min. .	3 min. .	3 min. .	6 min. .		
Rear Setback (ft.)											

District	OS	AG	E-N	S-N	U-N	S-CO	U-CO	U-DT	I	PDD
<sup>1</sup> Sites in the U-DT and I districts exceeding 80% impervious coverage shall include green infrastructure that captures at least the first ½ inch of rainfall over the total site impervious area.										

#### (B) CONTEXTUAL STREET-YARD BUILDING SETBACKS

If a primary structure exists on any immediately adjacent parcel, not including parcels separated by a public right-of-way, the street-yard setback for the subject parcel shall be the average of the minimum street-yard setback of the subject zone and the setback of the adjacent primary structure(s). In no circumstance shall the street-yard setback exceed the maximum street-yard setback of the subject zone.

#### (C) SETBACK ENCROACHMENTS

Open or enclosed fire escapes, terraces, eaves, gutters, overhangs, chimneys, flues, sills, pilasters, lintels, ornamental features, and unenclosed stairways may project into a side or rear yard not more than four feet; provided that they are not closer than two feet to any lot line.

Eaves, gutters, overhangs, and unenclosed stairways may project into a front yard not more than two feet six inches; provided that they are not closer than five feet to any lot line.

Terraces, steps, uncovered porches, covered porches, decks, stoops, or similar appurtenances to residential buildings which do not extend above the floor level of the adjacent building entrance; provided they do not locate closer than five feet from any lot line. Terraces, steps, uncovered porches, covered porches, decks, stoops, and similar appurtenances shall not be considered part of the principal structure for purposes of determining minimum street yard setbacks for accessory buildings.

Fences may encroach in to required minimum setbacks up to a property line. For fence requirements, reference [SECTION 4.07\(B\)](#).

#### (D) HEIGHT REGULATIONS

Property owners may construct buildings no taller than the limits listed in [TABLE II-3: HEIGHT REGULATIONS](#) measured at the shared property line with the right-of-way. All principal buildings may increase in height by one foot for every foot beyond the minimum street setback.

Table II-3: Height Regulations

Right-of-way type	Principal Building Height (feet)	Accessory Building Height (feet)	
		Residential (R) uses	All other uses
Major Arterial	120	15	24
Minor Arterial	100	15	24
Collector	80	15	24

Local	30	15	24
-------	----	----	----

For buildings not fronting a public right-of-way, the Director of Planning and Development shall determine the maximum allowable building height. The Director shall consider adjacent parcels of similar use in the same zoning district.

#### (I) CONTEXTUAL BUILDING HEIGHTS

If a primary structure exists on any immediately adjacent parcel, not including parcels separated by a public right-of-way, the maximum building height of the subject parcel shall not exceed the height of the adjacent principal building multiplied by the ratio in **TABLE II-4: CONTEXTUAL BUILDING HEIGHT INCREASES**, or the limits listed in **TABLE II-3: HEIGHT REGULATIONS**, whichever is less.

Table II-4: Contextual Building Height Increases

Adjacent Zone	Increase above structure on adjacent parcel
OS	None
AG	None
E-N	2.0x
S-N	2.0x
U-N	2.0x
S-CO	3.0x
U-CO	4.0x
U-DT	4.0x
I	No limit

#### (II) HEIGHT

The City measures height as the vertical distance from the average ground elevation along the structure's base to the highest point of the subject structure. The average ground elevation is the midpoint between the highest and lowest ground elevations along the exterior building wall.

#### (III) EXCEPTIONS

Chimneys, cooling towers, elevators, necessary mechanical appurtenances, and public utility structures not intended for human occupancy may exceed the limitations of this ordinance.

## ARTICLE III. USES

### SECTION 3.01 USE TABLE



Table III-1: Uses

Use	OS	AG	E-N	S-N	U-N	S-CO	U-CO	U-DT	I	Reference
<b>Assembly</b>										
A-1 (Theaters)	-	-	-	-	-	P	P	P	-	SECTION 3.03(A)(I)
A-2 (Food and Drink)	-	-	-	-	-	P	P	P	P	SECTION 3.03(A)(II)
A-3 (Amusement)	-	-	-	-	-	P	P	P	P	SECTION 3.03(A)(III)
A-4 (Indoor Sports)	-	-	-	-	-	P	P	P	-	SECTION 3.03(A)(IV)
A-5 (Outdoor Stadia)	-	-	-	-	-	P	P	P	-	SECTION 3.03(A)(V)
<b>Business</b>										
B-1 (Professional or service)	-	P	-	-	-	P	P	P	P	SECTION 3.03(B)
<b>Educational</b>										
E-1 (Schools and day cares)	-	-	-	-	-	P	P	P	-	SECTION 3.03(C)
<b>Factory</b>										
F-1 (Moderate-Hazard)	-	-	-	-	-	-	-	-	P	SECTION 3.03(D)(I)
F-2 (Low-Hazard)	-	-	-	-	-	-	-	-	P	SECTION 3.03(D)(II)
<b>High-Hazard</b>										
H-1 (High-Hazard)	-	-	-	-	-	-	-	-	P	SECTION 3.03(E)
<b>Home Occupations</b>										
HO (Home Occupations)	-	P	P	P	P	P	P	P	-	SECTION 3.03(F)
<b>Institutional</b>										
I-1 (24-Hour Custodial Care Facilities)	-	-	-	-	-	P	P	P	P	SECTION 3.03(G)(I)
I-2 (24-Hour Self Care Facilities)	-	-	-	-	-	P	P	P	P	SECTION 3.03(G)(II)
I-3 (Secure Facilities)	-	-	-	-	-	-	-	-	P	SECTION 3.03(G)(III)
I-4 (Day Care Facilities)	-	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P	P	-	SECTION 3.03(G)(IV)
<b>Mercantile</b>										
M (Merchandise sales)	-	P	-	-	-	P	P	P	P	SECTION 3.03(H)
<b>Outdoor</b>										
O-1 (Cemeteries)	P	-	-	-	-	-	-	-	-	SECTION 3.03(I)(I)

Use	OS	AG	E-N	S-N	U-N	S-CO	U-CO	U-DT	I	Reference
0-2 (Natural areas and recreation)	P	P	P	P	P	P	P	P	P	SECTION 3.03(I)(II)
0-3 (Non-accessory parking)	-	-	-	-	-	P	P	P	P	SECTION 3.03(I)(III)
<b>Residential</b>										
R-1 (Hotels)	-	-	-	-	-	P	P	P	-	SECTION 3.03(J)(I)
R-2 (3+ Units)	-	-	-	-	P <sup>2</sup>	P	P	P	-	SECTION 3.03(J)(II)
R-3 (1-2 Units)	-	P	P <sup>3</sup>	P <sup>3</sup>	P	-	P <sup>Λ</sup>	P	-	SECTION 3.03(J)(III)
R-4 (Small Community-Based Residential Facility)	-	P	P	P	P	P	P	P	-	SECTION 3.03(J)(IV)
<b>Storage</b>										
S-1 (Moderate-Hazard Storage)	-	-	-	-	-	-	-	-	P	SECTION 3.03(K)(I)
S-2 (Low-Hazard Storage)	-	P	-	-	-	-	-	-	P	SECTION 3.03(K)(II)
<b>Utility and Miscellaneous</b>										
U (Accessory structures and uses)	P	P	P	P	P	P	P	P	P	SECTION 3.03(L)
<b>Agricultural</b>										
AG-1 (Cultivation)	-	P	P	P	P	P	P	P	P	SECTION 3.03(M)(I)
AG-2 (Animal Husbandry)	-	P	P	-	-	-	-	-	-	SECTION 3.03(M)(II)
AG-3 (Intensive Agriculture)	-	P	-	-	-	-	-	-	-	SECTION 3.03(M)(III)
AG-4 (Agricultural Services)	-	P	-	-	-	-	-	-	-	SECTION 3.03(M)(IV)
AG-5 (On-Site Agricultural Retail)	-	P	-	-	-	-	-	-	-	SECTION 3.03(M)(V)
AG-6 (Community Gardens)	P	P	P	P	P	P	P	P	P	SECTION 3.03(M)(VI)
<sup>1</sup> At-home family daycares as defined in Section 3.03(G)(IV) are permitted. All other I-4 uses are not permitted.										
<sup>2</sup> Townhouses are the only R-2 use permitted in the U-N district.										
<sup>3</sup> Only one dwelling unit per lot is permitted in the E-N and S-N districts.										

## SECTION 3.02 INTERPRETATION OF THE USE TABLE

## (A) PERMITTED USES

The city permits uses identified with “P” as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in its definition.

---

#### (B) PROHIBITED USES

The city prohibits uses identified with “-” and uses not listed in **TABLE III-1: USES** and that the Zoning Administrator does not interpret to fall within any defined use category or subcategory.

---

#### (C) UPPER-STORY USES

The city permits uses identified with “^” as-of-right on the second story or above of a structure.

---

#### (D) REFERENCES

The final column of **TABLE III-1: USES** includes a cross-reference to the use definition and any applicable supplemental use regulations that apply to that use. The city requires compliance with supplemental use regulations.

---

#### (E) USE CLASSIFICATION

The Zoning Administrator may assign proposed uses to the appropriate category based on the provisions of this chapter. If the ordinances do not clearly define the proposed use, the Zoning Administrator may determine the most similar use category based on the actual or projected characteristics of the proposed use. When determining use categories, the Zoning Administrator shall consider:

- (1) The proposed use’s designation under the International Building Code Occupancy Classification and Use Designations;
- (2) The types of activities that typically occur in conjunction with the proposed use;
- (3) The proposed use’s equipment and processes;
- (4) The existence, number, and frequency of residents, customers, or employees;
- (5) Parking demands;
- (6) Other factors the Zoning Administrator deems relevant.

### SECTION 3.03 USE DEFINITIONS AND STANDARDS

---

#### (A) A: ASSEMBLY USES

Assembly uses include, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social, or religious functions; recreation; food or drink consumption; or awaiting transportation.

---

##### (I) A-1: THEATERS

A-1 uses include assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures.



---

## (II) A-2: FOOD AND DRINK

A-2 uses include assembly uses intended for food and drink consumption, such as banquet halls; casinos; nightclubs; restaurants, cafeterias, and similar dining facilities including associated commercial kitchens; and taverns and bars. Also includes food trucks and similar mobile food vendors parked adjacent to the applicable zoning district.

---

## (III) A-3: AMUSEMENT

A-3 uses include assembly uses intended for worship, recreation, amusement, and other assembly uses not classified elsewhere such as arcades; art galleries; bowling alleys; courthouses; community halls; dance halls; exhibition halls; funeral parlors; greenhouses (for the conservation and exhibition of plants that provide public access); gymnasiums (without spectator seating); indoor swimming pools (without spectator seating); indoor tennis courts (without spectator seating); lecture halls; libraries; museums; places of religious worship; pool and billiard parlors; or waiting areas for transportation terminals.

### 1) SEXUALLY-ORIENTED ESTABLISHMENTS

---

The following regulations apply to adult amusement or entertainment establishments distinguished or characterized by an emphasis on acts or material depicting, describing, or relating to sexual conduct:

- (1) No property owner may establish a sexually-oriented establishment within 1,000 feet of any Residential (R), Educational (E), or Daycare (I-4) use.
- (2) No areas depicting, describing, or relating to sexual conduct shall be visible from any of the adjacent properties or public rights-of-way.
- (3) Property owners looking to establish a sexually-oriented establishment must file a security plan with the City that specifically describes the security staff, hours, and precautions the operator will follow. The City Police Chief, Fire Chief, and Director of Planning and Development must unanimously approve the security plan before the City shall issue any Certificate of Occupancy.

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## (IV) A-4: INDOOR SPORTS

A-4 uses include uses intended for viewing of indoor sporting events and activities with spectator seating, such as arenas; skating rinks; swimming pools; or tennis courts.

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## (V) A-5: OUTDOOR STADIA

A-5 uses include uses intended for participation in or viewing of outdoor activities such as amusement park structures; bleachers; grandstands; or stadiums.

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## (B) B: BUSINESS USES

Business uses (B-1: Professional or service) include, among others, the use of a building for office, professional, or service-type transactions, including storage of records and accounts. Business uses include animal hospitals, kennels, and pounds;

banks and financial services; automobile show rooms, car washes; civic administration; data centers; dry cleaning and laundry pick-up and delivery stations; food processing establishments and commercial kitchens not associated with restaurants, cafeterias, and similar dining facilities not more than 2,500 square feet (232 m<sup>2</sup>) in area; laboratories; outpatient healthcare; salons; showrooms; post offices; print shops; and professional services offices.

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#### (I) DATA CENTERS

Data center uses greater than 21,780 square feet have the following, additional regulations:

1. Data centers must screen the entire perimeter of the occupied parcel using Option A in **TABLE IV-7: OUTDOOR STORAGE AND WORK AREA SCREENING OPTIONS**.
2. 100% of the remaining site landscaping must follow the standards of **SECTION 4.07(A)(VIII)**.
3. 100% of the stormwater treatment on site must use green infrastructure.
4. They must generate 100% of the domestic electricity use (i.e., the electricity demand from non-server uses) on-site using renewable energy sources.

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#### (C) E: EDUCATIONAL USES

Educational uses (E-1: Schools and Day Cares) include, among others, the use of a building by six or more persons at any one time for educational purposes through the 12th grade. These uses include buildings, structures, or portions thereof occupied by more than five children older than 2.5 years of age who receive educational, supervision, or personal care services for fewer than 24 hours per day.

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#### (D) F: FACTORY USES

Factory uses include, among others, the use of a building, structure, or a portion thereof for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, or processing operations that the City does not classify as High-Hazard Uses or Storage Uses. Example uses include building products, chemicals; clothing; commercial food and beverage operations not associated with restaurants, cafeterias, and similar dining facilities more than 2,500 square feet (232 m<sup>2</sup>) in area; dry cleaning and dyeing; electronics; filming without spectators; furniture; machinery; metals; plastics; printing; textiles; utility plants.

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##### (I) F-1: MODERATE-HAZARD

F-1 uses include, among others, factory uses that are not classified as Low-Hazard Factory uses (F-2), as set forth in IBC 2024 Section 306.2

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##### (II) F-2: LOW-HAZARD

F-2 uses include, among others, the fabrication or manufacturing of noncombustible materials that during finishing, packing, or processing do not involve a significant fire hazard, as set forth in IBC 2024 Section 306.3

## (E) H: HIGH-HAZARD USES

High-hazard (H-1) uses include, among others, the use of a building or structure, or a portion thereof, that involves the manufacturing, processing, generation, or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in control areas complying with IBC 2024 Section 414, based on the maximum allowable quantity limits for control areas set forth in IBC 2024 Tables 307.1(1) and 307.1(2). High-hazard uses include the manufacturing, processing, generation, or storage of uses that pose a detonation, deflagration, combustion, or health hazards and semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used and the aggregate quantity of materials is in excess of those specified in IBC 2024 Tables 307.1(1) and 307.1(2).

## (F) HO: HOME OCCUPATIONS

Home occupation (HO) uses include uses accessory to primary residential uses which allow residents to engage in customary home-based work activities while also helping to ensure that they do not subject neighboring residents to adverse impacts, such as excessive noise, traffic, or public safety hazards, that are not typical of the areas in which the home occupation use is located. The City classifies group living (R uses), day cares (I or E uses), and bed and breakfasts (R uses) separately.

### (I) HOME OCCUPATION REGULATIONS

- (1) Home occupation uses shall be operated by a resident of the dwelling unit.
- (2) The area devoted to conduct a home occupation use shall be limited to 33% of the dwelling unit's floor area, or 750 square feet, whichever is less.
- (3) Home occupation uses may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood, including making any noise audible beyond the lot lines of the subject property.
- (4) Home occupation uses must lie entirely within the dwelling unit or accessory building.
- (5) Home occupation uses may not display any window or other public material or merchandise.
- (6) Home occupation uses may not use or store hazardous substances, except at the "consumer commodity" level, as 49 CFR 171.8 defines that term.
- (7) Home occupation uses may only use licensed vehicles with a GVWR 14,000 pounds or below. Home occupation uses may not park or store any other types of vehicles on the premises. The City permits deliveries and pickups by common carrier delivery vehicles (e.g., postal service, United Parcel Service, Fed Ex, et al.) of the type typically used in residential neighborhoods.

### (II) EXPRESSLY PROHIBITED HOME OCCUPATION USES

- (1) Any type of assembly, cleaning, maintenance or repair of vehicles or equipment with internal combustion engines or of large appliances;
- (2) Dispatch centers or other businesses where employees come to the site and are dispatched to other locations;
- (3) Equipment supply or equipment rental businesses;



- (4) Taxi, limo, van, or bus services with more than two vehicles;
- (5) Tow truck services;
- (6) Eating or drinking places, in which food or beverages are prepared and served to be consumed on site;
- (7) Funeral or interment services;
- (8) Animal care or boarding businesses; and
- (9) Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.

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#### (G) I: INSTITUTIONAL USES

Institutional uses include, among others, the use of a building, structure, or a portion thereof, in which care or supervision is provided to persons who are or are incapable of self-preservation without physical assistance, persons are detained for penal or correctional purposes, or the liberty of the occupants is restricted. Institutional occupancies shall be classified as I-1, I-2, I-3, or I-4.

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##### (I) I-1: 24-HOUR CUSTODIAL CARE FACILITIES

I-1 uses shall include buildings, structures, or portions thereof for more than five people, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. I-1 uses shall include assisted living facilities; alcohol and drug centers; congregate care facilities; group homes; halfway homes; residential board and care facilities; and social rehabilitation facilities. I-1 uses shall include Community-based residential facilities (CBRF) classified as medium (6-20 residents) or large (21+ residents), but shall not include [small \(5-8 person\) Community-based residential facilities](#).

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##### (II) I-2: 24-HOUR SELF CARE FACILITIES

I-2 uses shall include buildings, structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. I-2 uses shall include foster care facilities; detoxification facilities; hospitals; nursing homes; and psychiatric hospitals.

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##### (III) I-3: SECURE FACILITIES

I-3 uses include buildings and structures inhabited by more than five persons who are under restraint or security. I-3 uses include correctional centers; jails; and prisons.

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##### (IV) I-4: DAY CARE FACILITIES

I-4 uses include buildings and structures occupied by more than five persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians; relatives by blood, marriage, or adoption; and in a place other than the home of the person cared for. I-4 uses include adult and child day cares.

I-4 uses shall include At-home family daycares which provide care for at least four but no more than eight individuals under seven years of age and which are operated

from a residential dwelling unit by one or more members of the household who reside in the dwelling unit.

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#### (H) M: MERCANTILE USES

Mercantile uses (M: Merchandise Sales) include, among others, buildings or structures or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares, or merchandise incidental to such purposes and where the public has access. The aggregate quantity of nonflammable solid and nonflammable or noncombustible liquid hazardous materials stored or displayed in a single area of a M use shall not exceed the limits set forth in [CHS. SPS 301-399; SAFETY, BUILDINGS, AND ENVIRONMENT](#). Mercantile occupancies shall include department stores, drug stores, greenhouses, markets, gas stations, retail or wholesale stores, and sales rooms.

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#### (I) OUTDOOR SALES AND DISPLAY

Uses where property owners sell and display merchandise or equipment outside of an enclosed building on more than a temporary basis. Examples include, but the City does not limit them to, outdoor garden centers, outdoor recreation equipment sales, monument sales, flea markets, vehicle sales, and manufactured and mobile housing sales.

If the permanent Outdoor Sales and Display area is less than the equivalent of 5% of the total gross square footage of the building and is secondary to a Mercantile use, such use shall instead be considered Incidental Outdoor Sales and Display as defined in [SECTION 3.03 \(H\)\(II\)](#).

Outdoor Sales and Display uses shall comply with the following regulations:

- (1) The outdoor display area shall be calculated as the area which would be enclosed by an imaginary line that would completely enclose all materials displayed outdoors in the smallest possible rectangle.
- (2) The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- (3) The display of items shall not be permitted within required setback areas for the principal structure.
- (4) In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of [Section 4.06\(h\)](#). If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- (5) Display areas shall be separated from any vehicular parking or circulation area by a minimum of ten feet. This separation shall be clearly delineated by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
- (6) Signs, screening, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.

- (7) Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within ten calendar days of the goods' removal.
- (8) 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.
- (9) Outdoor sales and display uses shall provide a bufferyard with a minimum opacity of 60% along all borders of the display area butting residentially zoned property.

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## (II) INCIDENTAL OUTDOOR SALES AND DISPLAY

The sale and display of merchandise or equipment outside of an enclosed building and is incidental to a principal commercial or industrial land use. Incidental outdoor sales and display uses shall comply with the following regulations:

- (1) Incidental Outdoor Sales and Display land uses shall comply with all regulations of [SECTION 3.03\(H\)\(I\)](#).
- (2) The display area shall not be greater than the equivalent to 5% percent of the gross floor area of the building. Display area more than 5% of the gross floor area of the building shall be considered Outdoor Sales and Display as a principal use under [SECTION 3.03\(H\)\(I\)](#).

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## (I) 0: OUTDOOR USES

Outdoor uses include, among others, uses which generally lack primary buildings or structures. The city shall classify outdoor uses as 0-1, 0-2, or 0-3.

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### (I) 0-1: CEMETERIES

0-1 uses include lands and facilities for the interment of humans or domestic household pets.

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### (II) 0-2: NATURAL AREAS AND RECREATION

0-2 uses include parks, recreation, and natural resource preservation areas, such as nature preserves, arboreta, and playgrounds.

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### (III) 0-3: NON-ACCESSORY PARKING

0-3 uses include parking lots that primarily serve the public-at large instead of occupants of or visitors to a use under a 14,000 pounds gross vehicle weight rating (GVWR). The City permits parking lots that primarily serve vehicles over a 14,000 GVWR only accessory to F or H uses.

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## (J) R: RESIDENTIAL USES

Residential uses include, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Use. Residential uses shall be classified as R-1, R-2, R-3, or R-4.



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**(I) R-1: HOTELS**

R-1 uses contain sleeping units of more than two dwelling units where the occupants are primarily transient in nature, such as hotels, motels, or lodging houses with more than five guestrooms.

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**(II) R-2: 3+ UNIT RESIDENTIAL**

R-2 uses contain sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, such as multi-unit buildings, convents, or emergency services living quarters. R-2 uses shall also include townhouses.

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**1) TOWNHOUSE REGULATIONS**

When individual townhouse units are located on separate parcels, a minimum combined lot area of all parcels shall be 8,000 square feet, a minimum combined lot width of all parcels shall be 80', each individual parcel shall be a minimum of 20' in width, and a minimum shared side yard setback of 0' is required. The unshared side yard, street yard, and rear yard setbacks of the sites' zoning district shall apply.

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**(III) R-3: 1-2 UNIT RESIDENTIAL**

R-3 uses contain occupants that are primarily permanent in nature and not classified as R-1, R-2, or R-4 uses. Such uses include buildings with one or two dwelling units; accessory dwelling units; care facilities that provide accommodations for five or fewer persons receiving care; and lodging houses with five or fewer guest rooms.

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**1) ACCESSORY DWELLING UNIT LIMITATION**

The City does not permit accessory dwelling units in any district.

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**(IV) R-4: SMALL COMMUNITY-BASED RESIDENTIAL FACILITIES**

R-4 uses shall include buildings, structures, or portions thereof used and licensed as a small Community-based residential facility (CBRF), as defined in [WIS. STATS. § 50.01\(1G\)](#) and [WIS. ADMIN. CODE DHS 83.04\(1\)\(A\)](#). R-4 uses shall include small (5-8 residents) CBRFs, but shall not include medium (6-20 residents) or large (21+ residents). CBRFs shall demonstrate proof of licensure from the State Department of Health Services to the Zoning Administrator prior to issuance of a Certificate of Occupancy.

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**(K) S: STORAGE USES**

Storage uses include, among others, the use of a building or structure, or a portion thereof, for storage not classified as an H use. A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.

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**(I) S-1: MODERATE-HAZARD STORAGE**

S-1 uses include, among others, buildings used for storage uses that are not classified as S-2 uses, as set forth in IBC 2024 Section 311.2.

## (II) S-2: LOW-HAZARD STORAGE

S-2 uses include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings, as set forth in IBC 2024 Section 311.3. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles, or film wrapping.

## (L)U: UTILITY AND ACCESSORY USES

Utility and Accessory Uses (U) include buildings and structures of an accessory character and miscellaneous structures not classified in any other specific use. Utility and miscellaneous uses include amateur radio service antennas; beekeeping; carports; composting structures; donation drop off boxes; electric vehicle charging stations; fowl; geothermal energy systems; portable storage units; private garages; satellite antennas; sheds; solar energy systems, and temporary structures (not including children's play structures) existing no longer than 60 days.

### 1) GENERAL PROVISIONS

The City permits accessory uses only in connection with lawfully established principal uses, and they are subject to the same regulations that apply to principal uses on the subject lot, unless otherwise expressly stated.

### 2) WHEN ALLOWED

The City limits accessory uses to those expressly regulated in this section or elsewhere in the zoning chapter, as well as those that, in the determination of the Zoning Administrator, satisfy all the following criteria:

- (1) One may customarily find them in conjunction with the principal use of the subject property;
- (2) They are subordinate and clearly incidental to the principal use of the property; and
- (3) They serve a necessary function for or contribute to the comfort, safety, or convenience of occupants of the principal use.

### 3) TIME OF CONSTRUCTION AND ESTABLISHMENT

One may only establish an accessory use after the principal use.

### 4) LOCATION

Accessory uses must be located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.

### 5) COMPOSTING

#### A) SIZE

The City permits small-scale, non-commercial composting fewer than 50 cubic yards (38.2 m<sup>3</sup>).

## B) LOCATIONAL LIMITATIONS

Property owners may compost only landscape waste generated from plants grown and maintained on the subject lot or food waste resulting from food preparation or consumption by residents of the subject lot and their visitors. The City does not intend this provision to prohibit property owners from adding outside materials or ingredients to speed or enhance decomposition.

## C) MEAT PRODUCTS

The City prohibits meat products in compost bins.

## D) RODENT PROTECTION

Property owners must place all compost waste within rodent-resistant compost bins.

## E) ANIMAL WASTE

The City permits only animal waste from herbivores within compost bins.

## F) BURNING EXPRESSLY PROHIBITED

No person may burn compost within the City.

## 6) DONATION DROP-OFF BOXES

### A) GENERAL

The City limits donation drop-off boxes to the S-CO, U-CO, U-DT, and I zoning districts.

### B) NUMBER ALLOWED

The City permits one donation drop-off box per property.

### C) LOCATION

Donation drop-off boxes are exempt from the street yard setback requirements for accessory structures; however, no property owner may locate the box closer than three feet from any property line.

## 7) ELECTRIC VEHICLE CHARGING STATIONS

### A) PARKING

Property owners must reserve public electric vehicle charging stations for parking and charging electric vehicles. Owners must post signs reserving the space for electric vehicle charging purposes.

### B) EQUIPMENT

Property owners must design and locate EV charging equipment not to impede pedestrian, bicycle, or wheelchair movement or create safety hazards on sidewalks.

### C) POSTED INFORMATION



Property owners must post information identifying voltage and amperage levels and any type of use, fees, or safety information related to the electric vehicle charging station.

## 8) GEOTHERMAL ENERGY SYSTEMS

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Property owners must locate geothermal energy systems completely within their property or within appropriate easements. Property owners may not locate any portion of a geothermal energy system within a stream or stream buffer.

## 9) PORTABLE STORAGE UNITS

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The City exempts portable storage units from street-yard setbacks for up to 31 consecutive days within a 12-month period. The City permits portable storage units on properties longer than 31 days for properties with an active building permit.

## 10) SATELLITE ANTENNAS

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Satellite dishes accessory to R uses may not exceed 36 inches (91.4 cm) in diameter.

## 11) SOLAR ENERGY SYSTEMS

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Property owners may locate solar energy systems in any zoning district. Property owners must screen ground-mounted solar energy systems using the options listed within **TABLE IV-8: TRASH, RECYCLING, AND MECHANICAL EQUIPMENT AREA SCREENING OPTIONS**. The City classifies non-accessory solar energy systems as F-1 uses.

# (M) AG: AGRICULTURAL USES

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## (I) AG-1: CULTIVATION

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AG-1 uses shall include all operations primarily oriented to the on-site, outdoor raising of plants. This land use includes trees which are raised as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations.

In all zoning districts, except for the AG zoning district, the following regulations shall apply:

- (1) Cultivation uses shall not exceed 20% of a lot's area.
- (2) Cultivation uses shall not lie in a lot's street yard or side yard.

## (II) AG-2: ANIMAL HUSBANDRY

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AG-2 uses include all operations primarily oriented to the on-site raising or use of animals at an intensity of less than one animal unit as, established in **TABLE I-1 ANIMAL UNIT TABLE**, per acre. AG-2 uses shall not include residential beekeeping or keeping of chickens.

The Director of Planning and Development is authorized to determine the value in animal units for mature animals not listed in **TABLE I-1 ANIMAL UNIT TABLE**.

Any building housing animals for animal husbandry shall be located a minimum of 100 feet from all lot lines. All outdoor animal containments (pasture) shall be located a minimum of ten feet from any residentially zoned property.

### (III) AG-3: INTENSIVE AGRICULTURE

AG-3 uses include all operations primarily oriented to the on-site raising or use of animals at an intensity equal to or exceeding one animal unit, as established in **TABLE I-1 ANIMAL UNIT TABLE**, per acre or agricultural activities requiring large investments in structures. Examples of such land uses include feed lots, hog farms, poultry operations, fish farms, commercial greenhouse operations and certain other operations meeting this criterion.

The following regulations apply to Intensive Agriculture uses:

- (1) They shall not lie in, or adjacent to, an existing or platted residential subdivision.
- (2) The property owner shall screen the entire perimeter of the occupied parcel using Option A in **TABLE IV-7: OUTDOOR STORAGE AND WORK AREA SCREENING OPTIONS**.
- (3) All buildings, structures, outdoor storage areas, and outdoor animal containments shall lie a minimum of 300 feet from all parcels with an R use and 100 feet from all other lot lines.
- (4) They shall lie in an area designated for agricultural, or, additionally, in the case of commercial greenhouses, industrial use on the City's comprehensive plan.

### (IV) AG-4: AGRICULTURAL SERVICES

AG-4 uses include all operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers or storage facilities; animal feed storage facilities; commercial dairies; food processing facilities; canning and other packaging facilities; and agricultural waste disposal facilities.

The following regulations apply to Agricultural Services uses:

- (1) They shall not lie in, or adjacent to, an existing or platted residential subdivision.
- (2) All buildings, structures, outdoor storage areas, and outdoor animal containments shall lie a minimum of 100 feet from all lot lines.
- (3) They shall lie in an area designated either agricultural or industrial on the City's comprehensive plan.

### (V) AG-5: ON-SITE AGRICULTURAL RETAIL

AG-5 uses include land uses solely associated with the sale of agricultural products grown exclusively on the site. The sale of products grown or otherwise produced off-site shall not be permitted within on-site agricultural retail

operations and such activity constitutes retail sales as a commercial land use. Packaging and equipment used to store, display, package or carry products for the convenience of the operation or its customers (such as egg cartons, baskets, containers, and bags) shall be produced off-site.

The following regulations apply to On-site Agricultural Retail uses:

- (1) Shall meet the accessory structure regulations as detailed in *TABLE II-2: LOT AND STRUCTURE REGULATIONS* and *TABLE II-3: HEIGHT REGULATIONS*.
- (2) A minimum of one parking space shall be required for every 200 square feet of product display area.
- (3) Said structure and fencing shall be located a minimum of 100 feet from any residentially-zoned property.

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(VI) AG-6: COMMUNITY GARDEN

AG-6 uses are areas of no more than one acre in areas that are managed and maintained by a group of individuals to grow and harvest food crops or non-food crops (e.g., flowers). A community garden area may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. Community gardens may be principal or accessory uses.

ARTICLE IV. CITY-WIDE SITE DESIGN REGULATIONS

ARTICLE V. APPENDICES