



CITY PLAN COMMISSION AGENDA

June 10, 2025 at 4:00 PM

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

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 May 27, 2025

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Above & Beyond Children's Museum to install a mural on Above & Beyond Children's Museum located at 902 N 8th Street.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Laura Berchem to provide outdoor seating at Turks & Timbers Bar & Grill located at 1022 Michigan Ave.
7. Public hearing regarding application for Conditional Use permit with exceptions by James Klunck to construct a building addition at Klunck Masonry located at 1422 S. 15th Street.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [8.](#) Application for Conditional Use Permit with exceptions by Above & Beyond Children's Museum to install a mural on Above & Beyond Children's Museum located at 902 N 8th Street.
- [9.](#) Application for Conditional Use Permit with exceptions by Laura Berchem to provide outdoor seating at Turks & Timbers Bar & Grill located at 1022 Michigan Ave.
- [10.](#) Application for Conditional Use permit with exceptions by James Klunck to construct a building addition at Klunck Masonry located at 1422 S. 15th Street.
- [11.](#) Construction of a new building addition at Klunck Masonry located at 1422 S. 15th Street.
- [12.](#) Construction of a Gerber Collision on a newly created parcel south of Piggly Wiggly in the vacant lot (Parcel # 59281431757).

NEXT MEETING

13. June 24, 2025

ADJOURN

14. 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
CITY PLAN COMMISSION MINUTES
Tuesday, May 27, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

EXCUSED: Kimberly Meller

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

Jerry Jones identified conflict with item # 13.

MINUTES

4. Approval of the Plan Commission minutes from May 13, 2025

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 13, 2025.

Motion made by Braden Schmidt, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by John Salsman to create new mobile home lots in the Sommer's Woodhaven Mobile Home Park located at 4441 S 12th St.

Alderperson Joe Heidemann spoke about adding and repairing existing security lighting around the park.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Jerry Jones, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

6. Public hearing regard the General Development Plan by Riverview District, LLC to construct apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use with exceptions by John Salsman to create new mobile home lots in the Sommer's Woodhaven Mobile Home Park located at 4441 S 12th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Joe Clarke, seconded by Braden Schmidt

Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

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, floodplain, 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. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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.).
4. 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, retaining walls, street trees, etc.).
5. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
6. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
7. 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.
8. All lighting on the property shall be maintained per Section 105-932(g) of the City of Sheboygan Zoning Ordinance.

Motion carried.

8. Gen. Ord. No. 2-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located North of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification.
REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Braden Schmidt, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

9. General Development Plan by Riverview District, LLC to construct apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, 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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the apartment building to be occupied.
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 areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. 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.).
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. 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, art, etc.
14. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
15. 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.
16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
19. Plantings located by light poles should be maintained to keep areas well lite.

20. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
21. All plantings will need to be maintained per Section 105-894(b) Maintenance.

Motion carried.

10. Specific Implementation Plan by Riverview District, LLC to construct apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Braden Schmidt, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, 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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the apartment building to be occupied.
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 areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. 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.).
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. 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, art, etc.
14. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
15. 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.
16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.

17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located around the Fire Department Connection must be maintained to make sure that it is accessible at all times.
19. Plantings located by light poles should be maintained to keep areas well lite.
20. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
21. All plantings will need to be maintained per Section 105-894(b) Maintenance.

Motion carried.

11. Preliminary Plat Approval for Northern Lights Subdivision located on the former Aurora Hospital site between 6th Street and 7th Street parcel no. 59281007701.

MOTION TO FILE.

Motion made by Braden Schmidt. No second.

Motion failed.

MOTION TO APPROVE AS PRESENTED

Motion made by Kevin Jump, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump and Joe Clarke

Voting nay: Braden Schmidt and Alderperson Michael Close

Motion carried.

12. Exterior renovation of the Vollrath employee entrance located at 1236 N 18th Street.

MOTION TO APPROVE AS PRESENTED.

Motion made by Kevin Jump, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

Motion carried.

13. Direct Referral Gen. Ord. No. 4-25-26 by Alderperson Close granting Quasius Construction Co., its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue and North 8th 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 Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Joe Clarke and Alderperson Michael Close

Abstained: Jerry Jones

Motion carried.

NEXT MEETING

14. June 10, 2025

The next schedule meeting is scheduled for June 10, 2025.

ADJOURN

15. Motion to Adjourn

MOTION TO ADJOURN AT 4:24 PM

Motion made by Jerry Jones, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson
Michael Close

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Above & Beyond Children's Museum to install a mural on Above & Beyond Children's Museum located at 902 N 8th Street. CC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 28, 2025

MEETING DATE: June 10, 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:

Above & Beyond Children's Museum is proposing to install a mural on Above & Beyond Children's Museum located at 902 N 8th Street. The applicant states the following:

- The Bee Yourself mural by Persika Design Co. will live on the south side wall of the Above & Beyond Children's Museum.
- The playful and whimsical design is inspired by the non-profit museum's buzzing hive of live bees and represents the organization's commitment to positive mental health.
- The mural will be the first part of an onsite installation called the ABC's of Empathy which will explore themes of self-worth for children and families.
- The mural location is an empty brick patch 29'w x 16'h on the South side of the building.
- The mural will tie in with a new exhibit (The ABC's of Empathy) that will be on the inside of the building and planned for install in 2027.
- We believe the mural will bring life and color, adding to the vibrancy of the museum and neighborhood.
- If approved the artist is scheduled to install beginning June 19th and intends to complete by June 25th, 2025.

STAFF COMMENTS:

The Plan Commission should consider the following in any mural proposal:

- Is the location appropriate?
- Is the size/scale appropriate?
- Is the mural considered public art (mural is not a billboard or sign used for advertising)?

- Does the mural represent the City's values, culture and people?
- Does mural activate and enhance this private/public space?
- Are the colors complimentary and harmonious with the exterior colors of the building structure, as well as consistent with the chosen theme?

ACTION REQUESTED:

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

1. Applicant shall obtain all necessary permits prior to installation of mural.
2. 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 and/or the streets.
3. The mural shall not contain any political, advertising (business name, logos, slogans, messages, etc.), etc.
4. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 6-month period. If these dates are not met, the Plan Commission, at its discretion, may revoke the mural permit.
5. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible.
6. The applicant shall properly maintain the mural and any issues of disrepair shall be addressed immediately. If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and required to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner's expense.
7. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

Item 8.

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	
ABOVE & BEYOND	Craig Grabhorn	MANAGER of EXHIBITS	
Mailing Address	City	State	ZIP Code
902 N. 8TH ST.	SHEBOYGAN	WI	53081
Email Address	Phone Number (incl. area code)		
CRAIG@ABKIDS.ORG	608 442 9663		

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.
902 NORTH 8TH STREET	

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	ABOVE & BEYOND CHILDRENS MUSEUM
Existing Zoning:	
Present Use of Parcel:	
Proposed Use of Parcel:	ADDITION of A MURAL
Present Use of Adjacent Properties:	

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)	Title	Phone Number
CRAIG GRABHORN	MANAGER of EXHIBITS	608 442 9663
Signature of Applicant	Date Signed	
	5/20/2025	

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.

ABOVE & BEYOND CHILDREN'S MUSEUM

BEE YOURSELF MURAL

SUMMARY

The Bee Yourself mural by Persika Design Co. will live on the south side wall of the Above & Beyond Children's Museum. The playful and whimsical design is inspired by the non-profit museum's buzzing hive of live bees and represents the organization's commitment to positive mental health. The mural will be the first part of an onsite installation called the ABC's of Empathy which will explore themes of self-worth for children and families.

The mural location is an empty brick patch 29'w x 16'h on the South side of the building. The mural will tie in with a new exhibit (The ABC's of Empathy) that will be on the inside of the building and planned for install in 2027. We believe the mural will bring life and color, adding to the vibrancy of the museum and neighborhood.

TIMELINE

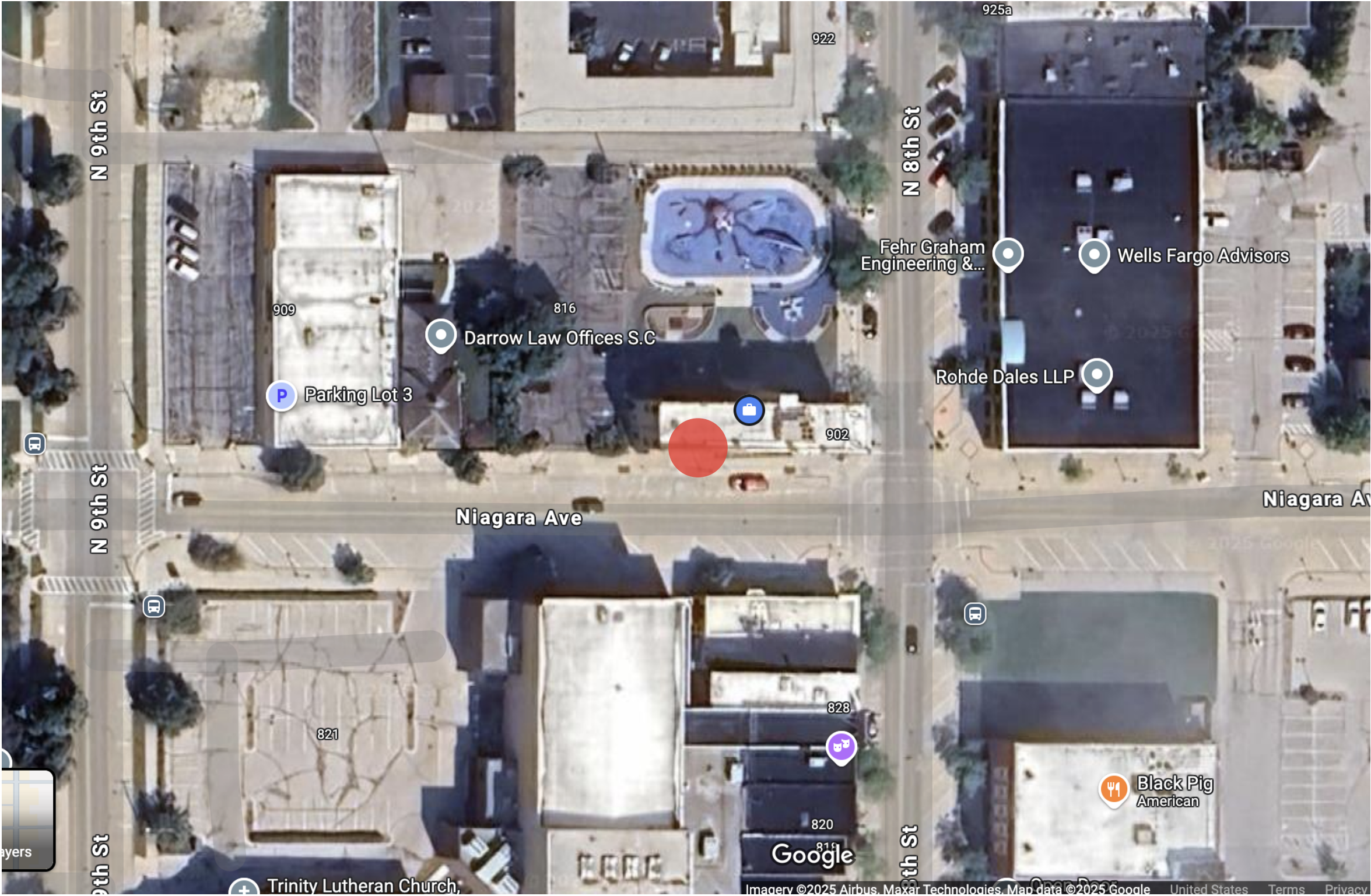
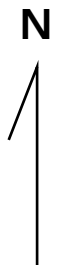
If approved the artist is scheduled to install beginning June 19th and intends to complete by June 25th, 2025.

ARTIST

Persika Design Co.
www.persikadesignco.com







LOCATION IN SHEBOYGAN
ABOVE & BEYOND CHILDREN'S MUSEUM
NIAGARA AVE



BUILDING PLACEMENT
ABOVE & BEYOND CHILDREN'S MUSEUM
NIAGARA AVE

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Laura Berchem to provide outdoor seating at Turks & Timbers Bar & Grill located at 1022 Michigan Ave. CC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 29, 2025

MEETING DATE: June 10, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Laura Berchem is proposing to provide outdoor seating at Turks & Timbers Bar & Grill located at 1022 Michigan Ave. The applicant states the following:

- The proposed project is to enclose (via cedar fence) a section of the parking lot to allow for outdoor seating.
- The Enclosed area will have a portable bar and seating.
- Proposed seating will be a mixture of picnic tables and high-top tables.
- There will still be room for some parking on the North side of the parking lot.
- In the summertime, this area will allow our clientele to eat and drink outside and enjoy the beautiful Sheboygan weather. This appears to be consistent with some of the City's goals as well.
- We would expect that this would potentially increase our business 10-15% during the summertime. This will likely equate to an additional 20-25 people a day.
- We don't intend on having the portable bar open regularly late at night. During the week, we will shut it down by about 10pm and weekends by 12am.
- Overall, this business has had no issues with complaints of noise or violence in the 2-1/2 years since we have purchased it. We intend to keep it that way.
- We will add more staff as needed to ensure that the area is safe, that minors are not served or on premise without a parent and that we are provide a safe and fun space for people to spend time in.
- The focus will be more for daytime, dinner and special events (such as bags leagues, daytime music, etc.).
- This change would also allow for our outdoor area to be pet friendly, with also aligns with some of the City's objectives.

- If approved, the goal would be to have this completed by July first.
- Approximate value of the project is \$20,000.
- This proposed project aligns with the same concept as several other bars/restaurants on Michigan Avenue.
- This provides an outdoor space for people and will hopefully reduce people congregating in front of the building.
- This project does not greatly reduce the parking that we have. Currently, we have enough space for about 6-7 cars to legally park in the parking lot. This project will reduce that but still leave space for about 4-5 cars to park.
- For this project, we are also requesting for the liquor license to be extended and cover the fenced in area of this proposal to allow for the sale and consumption of alcohol within this space.
- The City of Sheboygan has expressed the need for 2 things that are covered within this change. First is a need for more outdoor spaces to eat and drink. Approximately 50% of our sales are food. We have a very strong lunch and dinner crowd. Allowing these changes allows for a large amount of people to eat outside. The second is more pet friendly places. Our hope is to have a small “dog food menu” that will allow for people to treat their pets as well when they come by us.
- In preparation for this project, we have done a significant amount of repairs to our building. We have done major tuck-pointing repairs, which we had originally asked the city to allow us to side the North side of the building with metal. At the City’s request, to keep the older cream city brick look, we invested tens of thousands of dollars more to do these repairs, rather than putting up metal siding that some of our neighbors have done.

STAFF COMMENTS:

The applicant will need to work with the Sheboygan County Health Department and the City Inspections Department regarding required permits and occupancy.

The applicant will need to work with the City Clerk’s Offices regarding an extension of premise for the liquor license.

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, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters and/or grease receptacles 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 the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
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.

Item 9.

6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain architectural approval prior to receiving a building permit for such renovation.
7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	<div style="border: 1px solid black; padding: 2px; float: right;">Item 9.</div>	
		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) RTML LLC		Authorized Representative Laura Berchem	
Title Owner			
Mailing Address 5320 Bluebell Court	City Sheboygan	State WI	ZIP Code 53083
Email Address rtmlsheboygan@gmail.com		Phone Number (incl. area code) 920-946-0472	
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 1022 Michigan Avenue		Parcel No. 59281200750	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Acarber LLC - DBA Turks & Timbers Bar & Grill	
Existing Zoning:		Commercial	
Present Use of Parcel:		Commercial - Bar & Grill	
Proposed Use of Parcel:		Commercial - Bar & Grill with outdoor area on North side of building (see enclosed detail)	
Present Use of Adjacent Properties:		Commercial (South, East & West) - Residentail - North across alley	
SECTION 5: Certification and Permission			
<p>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.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) Laura Berchem		Title Owner	Phone Number 920-946-0472
Signature of Applicant		Date Signed 05/07/2025	

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.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

Item 9.

A. Name of project/development.

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

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- 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
- 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.)
- 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
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is there sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- 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.

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?
- 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.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 9.

For a home occupation

1. A Site Plan including:
 - ❑ The overall property
 - ❑ The existing location of building(s) on the property
 - ❑ The parking spaces location on the property
2. A Floor Plan including:
 - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
 - ❑ All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - ❑ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - ❑ All lands for which the conditional use is proposed.
 - ❑ All other lands within 100 feet of the boundaries of the subject property.
 - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
 - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
 - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - ❑ The date of the original plan and latest date of revision to the plan
 - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - ❑ All required building setback lines
 - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - ❑ The location and dimension of all loading and service areas on subject property
 - ❑ The location of all outdoor storage areas and the design of all screening devices
 - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - ❑ The location, type, height, size and lighting of all signage.
 - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email:

Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov**

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

1022 Michigan Avenue

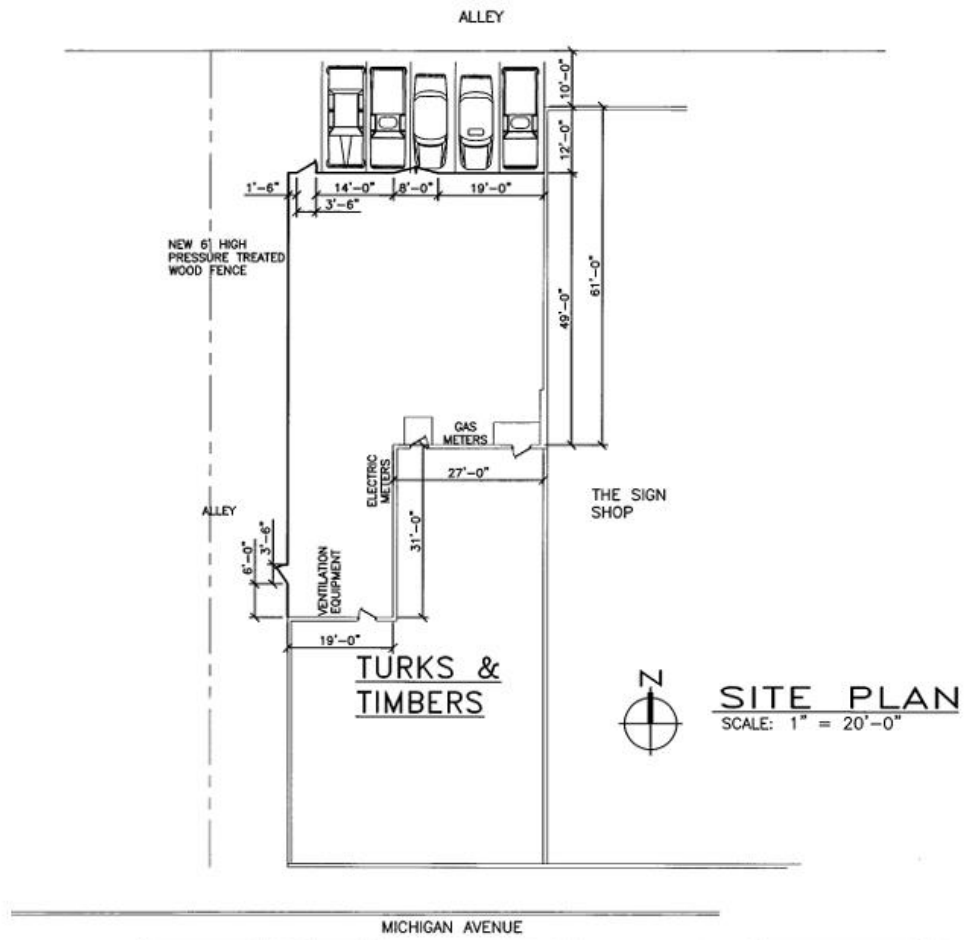
1. Summary of the Conditional Use and general operation of proposed use:
 - a. The proposed project is to enclose (via cedar fence) a section of the parking lot to allow for outdoor seating. The Enclosed area will have a portable bar and seating. Proposed seating will be a mixture of picnic tables and high top tables. There will still be room for some parking on the North side of the parking lot. In the summertime, this area will be allow our clientele the eat and drink outside and enjoy the beautiful Sheboygan weather. This appears to be consistent with some of the City's goals as well. We would expect that this would potentially increase our business 10-15% during the summertime. This will likely equate to an additional 20-25 people a day. We don't intend on having the portable bar open regularly late at night. During the week, we will shut it down by about 10pm and weekends by 12am. Overall, this business has had no issues with complaints of noise or violence in the 2-1/2 years since we have purchased it. We intend to keep it that way. We will add more staff as needed to ensure that the area is safe, that minors are not served or on premise without a parent and that we are provide a safe and fun space for people to spend time in. The focus will be more for daytime, dinner and special events (such as bags leagues, daytime music, etc.). This change would also allow for our outdoor area to be pet friendly, with also aligns with some of the City's objectives. Enclosed is a map of how seating is projected to fit within the space, along with the outdoor bar.
 - b. For timeline of this project – If approved, the goal would be to have this completed by July first. Approximate value of the project is \$20,000.
 - c. For compatibility of the proposed use and design with adjacent and other properties in the area, this proposed project aligns with the same concept as several other bars/restaurants on Michigan Avenue. This provides an outdoor space for people and will hopefully reduce people congregating in front of the building.
 - d. This project does not greatly reduce the parking that we have. Currently, we have enough space for about 6-7 cars to legally park in the parking lot. This project will reduce that, but still leave space for about 4-5 cars to park.
 - e. For this project, we are also requesting for the liquor license to be extended and cover the fenced in area of this proposal to allow for the sale and consumption of alcohol within this space.
2. 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?

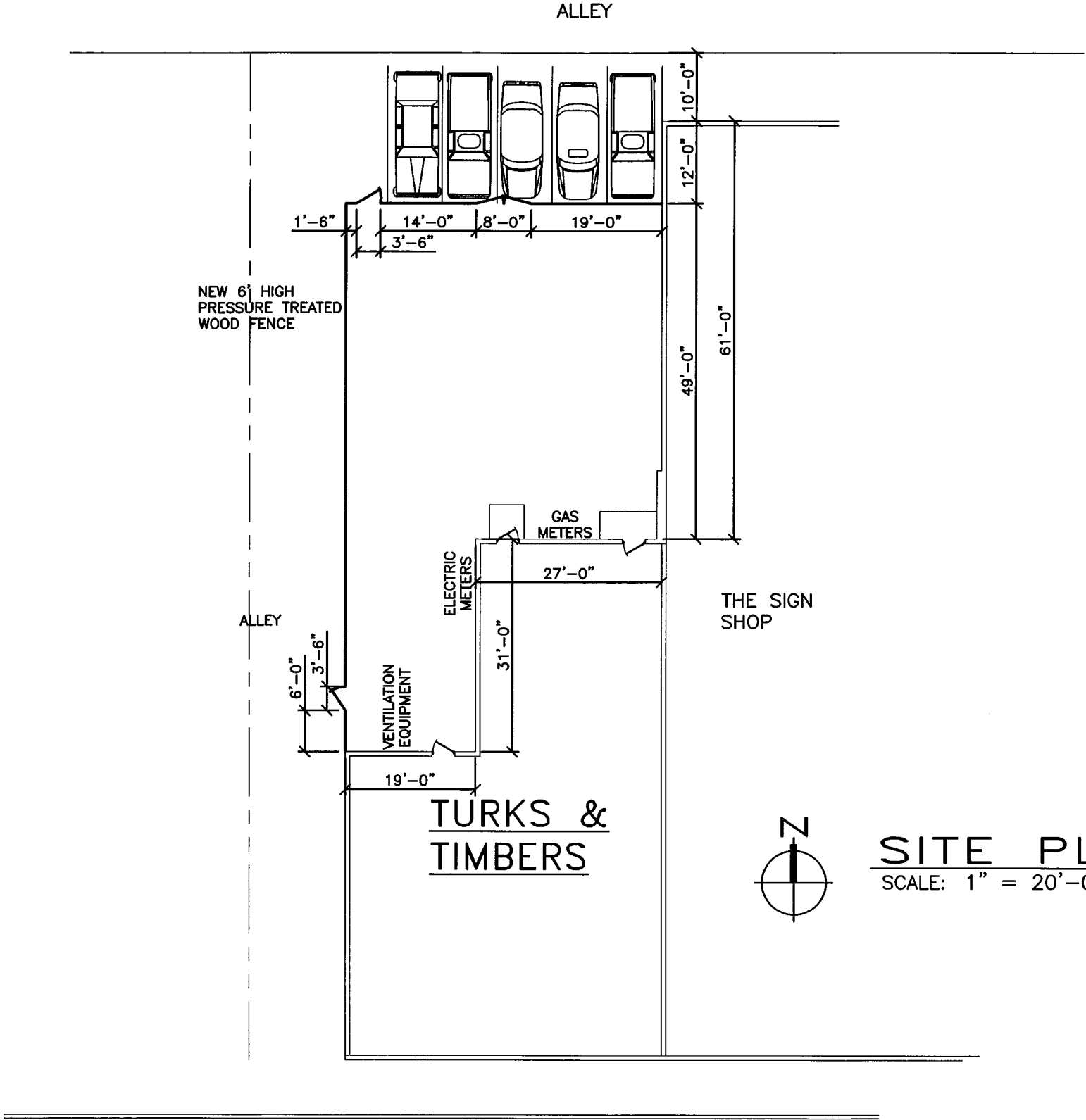
- a. The City of Sheboygan has express the need for 2 things that are covered within this change. First is a need for more outdoor spaces to eat and drink. Approximately 50% of our sales are food. We have a very strong lunch and dinner crowd. Allowing this changes allows for a large amount of people to eat outside. The second is more pet friendly places. Our hope is to have a small “dog food menu” that will allow for people to treat their pets as well when they come by us.
3. 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?
 - a. No – In fact, in preparation for this project, we have done a significant amount of repairs to our building. We have done major tuck pointing repairs, which we had originally asked the city to allow us to side the North side of the building with metal. At the City’s request, to keep the older cream city brick look, we invested tens of thousands of dollars more to do these repairs, rather than putting up metal siding that some of our neighbors have done.
4. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
 - a. This makes no changes to the type of business that is currently occupying this space.
5. 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.
 - a. Yes

11x17 Rendering provided



11x17 Rendering provided





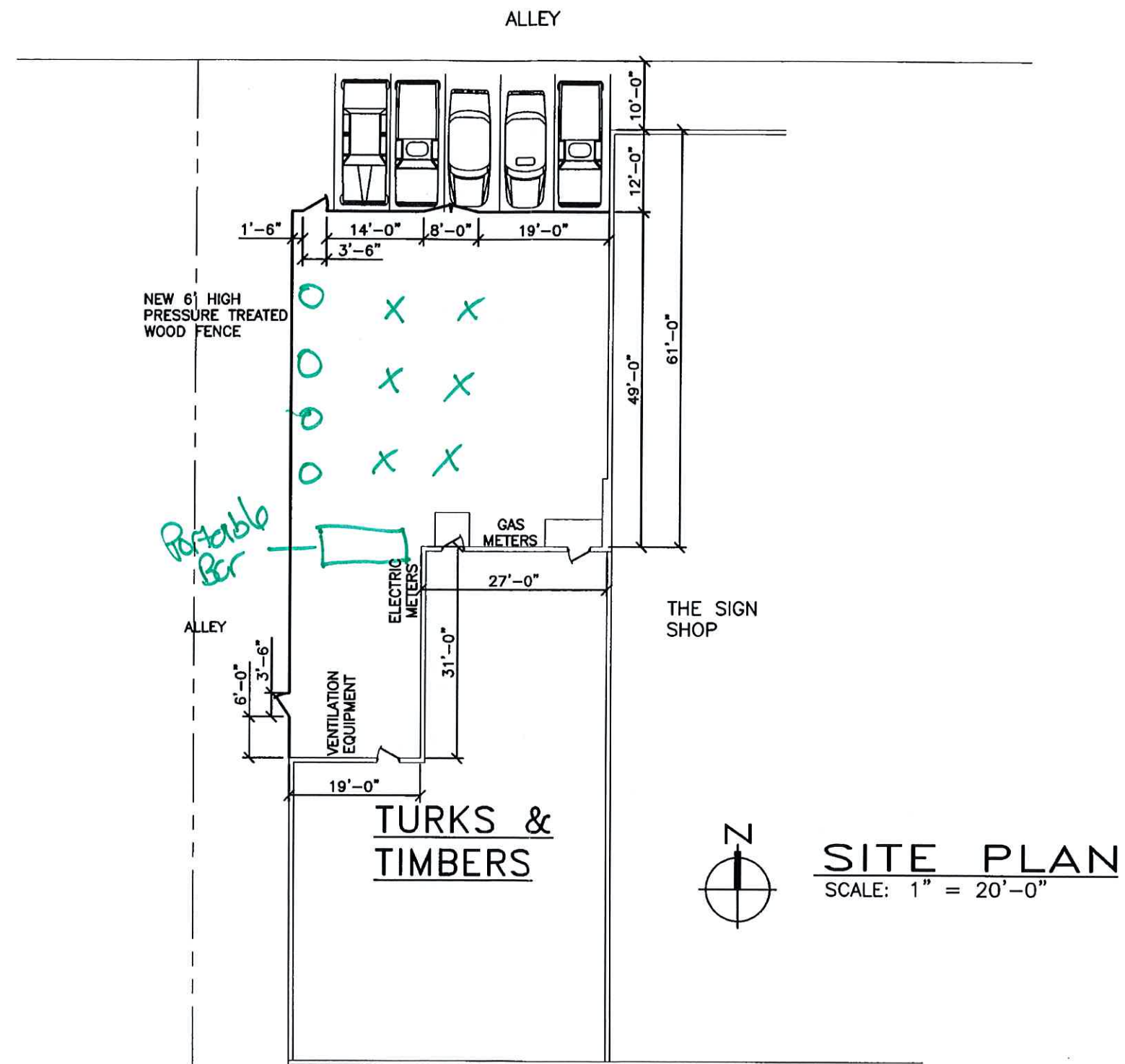
PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING HAS BEEN PROVIDED FOR CONCEPTUAL DESIGN & ESTIMATING PURPOSES FOR THE CLIENT LISTED. IT REMAINS THE PROPERTY OF JOS. SCHMITT CONST. & MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PREVIOUS WRITTEN CONSENT FROM JOS. SCHMITT CONST.

NO.	DATE	REVISION	BY
DRAWN BY: KJM		DATE: 06/14/2023	JOB NO. 23003-152
SCALE: 1" = 20'-0"		PLOT DATE: 07/12/23	
		PLOT-SCALE: 240	DRAWING NO. C1

TURKS & TIMBERS
EXTERIOR IMPROVEMENTS
1022 MICHIGAN AVE. ~ SHEBOYGAN, WI

Jos. Schmitt Construction
UNION AVENUE SHEBOYGAN, WI 53082 PH: (920) 457-4426 FAX: (920) 457-
www.joschmitt.cc



PRELIMINARY
NOT FOR CONSTRUCTION

THIS DRAWING HAS BEEN PROVIDED FOR CONCEPTUAL DESIGN & ESTIMATING PURPOSES FOR THE CLIENT LISTED. IT REMAINS THE PROPERTY OF JOS. SCHMITT CONST. & MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PREVIOUS WRITTEN CONSENT FROM JOS. SCHMITT CONST.				NOT FOR CONSTRUCTION			
TURKS & TIMBERS EXTERIOR IMPROVEMENTS 1022 MICHIGAN AVE. ~ SHEBOYGAN, WI				Jos. Schmitt Construction 2104 UNION AVENUE SHEBOYGAN, WI 53082 PH: (920) 457-4426 FAX: (920) 457-9474 www.jschmitt.cc			
NO.	DATE	REVISION	BY	NO.	DATE	REVISION	BY
-	-	-	KJM				
				DRAWN BY: KJM DATE: 06/14/2023		JOB NO. 23003-152	
				SCALE: 1" = 20'-0" PLOT DATE: 07/12/23		DRAWING NO. C1	
				PLOT-SCALE: 240			

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use permit with exceptions by James Klunck to construct a building addition at Klunck Masonry located at 1422 S. 15th Street. NR Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 2, 2025

MEETING DATE: June 10, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

In April of 2018, the Plan Commission approved a conditional use and variance permit by James Klunck to operate Klunck Masonry from the building located at 1422 S. 15th Street. Today, the applicant is proposing a new building addition and states the following about the project:

- I have bought land from the neighbor in order to expand my current location.
- It will be attached to the existing building with the current addition torn down. We will then add on a larger addition.
- The building will be approximately 40 x 80 with 2 overhead doors.
- The main reason for this addition is for needed storage for tools and machinery. I have outgrown the original shop.
- There will be no additional signage on the back of the building.
- The arbor vitae that are planted in the rear of the building will be moved to the west end of the property behind the new addition.
- The original building is block with a metal roof and the addition will have steel siding to match the block and a metal roof that will be tied into the existing metal roof.
- There will be no additional traffic to my company than the employees I have now. It is mainly storage.
- The timeline I would like to achieve is by the end of 2025 (weather prevailing) and the estimated value is \$200,000.00
- In putting the addition on to our building we are enhancing the area and have always taken care of this property to make it pleasing to the eye. The land we have bought has been vacant for years and had no value to the area. It will now be a building that will house a lot of our machinery that is otherwise parked outside the building making it safer from vandalism and destruction.

- There will not be any adverse impact to the neighborhood. There will be no additional people, and the hours of operation will not be extended.

STAFF COMMENTS:

1422 S. 15th Street is zoned Neighborhood Residential (NR). The NR zone permits single-family and two-family residences. An indoor contracting/storage facility is not a permitted or conditionally permitted use in the NR zone. Therefore, the previous business use of this property was a legal nonconforming use (legal because the property/building has been there for many years, nonconforming because a business is not permitted in the NR zone today). Thus, the previous use may continue to operate, however, a legal nonconforming use is not permitted to be extended or enlarged, per the zoning ordinance.

Sections 105-747(b)(2) and 105-747(b)(3) of the City of Sheboygan Zoning Ordinance state:

- ***Extension:*** *A nonconforming use shall not be extended, expanded, enlarged or increased in intensity.*
- ***Enlargement:*** *No building or other structure that is devoted wholly or in part to a nonconforming use shall be enlarged or added to in any manner unless such building or other structure and the use thereof shall thereafter conform to the regulations of the district in which it is located.*

Therefore, the applicant is requesting an exception for this proposed expansion.

The applicant is requesting the following variances:

- Requesting to expand a legal nonconforming use – No building or other structure that is devoted wholly or in part to a nonconforming use shall be enlarged or added to in any manner unless such building or other structure and the use thereof shall thereafter conform to the regulations of the district in which it is located.
- Requesting building setbacks of 5'9" along the north property line and 5' along the south property line – Minimum building setback is 50 feet for a commercial structure to a residentially zoned property.
- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance (applicant shall meet the landscape point requirements). Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Applicant shall maintain all of his vehicles, materials, equipment, etc. on his property or inside his building and not on S. 15th Street.
9. 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 streets and/or properties.
10. All areas used for parking or maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be improved to standard City specifications.
13. Applicant will provide adequate public access along the street will take all appropriate actions to minimize the time period that these streets will be closed/affected.
14. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
15. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
16. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
17. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
18. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.



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) KLUNCK MASONRY, LLC	Authorized Representative JIM KLUNCK	Title OWNER	
Mailing Address 2704 S 18TH STREET	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address klunckmasonry@yahoo.com	Phone Number (incl. area code) 920-980-1377		

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

Applicant Name (Ind., Org. or Entity) KLUNCK MASONRY, LLC	Contact Person JIM KLUNCK	Title OWNER	
Mailing Address 1422 S 15TH STREET	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address klunckmasonry@yahoo.com	Phone Number (incl. area code) 920-980-1377		

SECTION 3: Project or Site Location

Project Address/Description ADDITION TO EXISTING BUILDING	Parcel No. 59281509920
---	----------------------------------

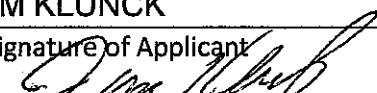
SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	KLUNCK MASONRY, LLC
Existing Zoning:	LIGHT COMMERCIAL
Present Use of Parcel:	VACANT LAND
Proposed Use of Parcel:	ADDITION TO BUSINESS BUILDING
Present Use of Adjacent Properties:	BUSINESSES/RESIDENTIAL

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) JIM KLUNCK	Title OWNER	Phone Number 920-980-1377
Signature of Applicant 		Date Signed 5-2-25

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.

.....

2704 South 18th Street
Sheboygan WI 53081

Cell: 920-980-1377

Item 10.

KLUNCK MASONRY, LLC

Conditional use written requirements:

Project: Building addition to Klunck Masonry, LLC
1422 S 15th Street
Sheboygan, WI 53081

Summary: I have bought land from the neighbor in order to expand my current location. It will be attached to the existing building with the current addition torn down. We will then add on a larger addition. The building will be approximately 40 x 80 with 2 overhead doors. The main reason for this addition is for needed storage for tools and machinery. I have outgrown the original shop. There will be no additional signage on the back of the building. The arbor vitae that are planted in the rear of the building will be moved to the west end of the property behind the new addition. The original building is block with a metal roof and the addition will have steel siding to match the block and a metal roof that will be tied into the existing metal roof. There will be no additional traffic to my company than the employees I have now. It is mainly storage. The timeline I would like to achieve is by the end of 2025 (weather prevailing) and the estimated value is \$200,000.00

Variances: Must be 25 ft off west property line. 5 and 5 on south and north side of property.

Justification:

a: In putting the addition on to our building we are enhancing the area and have always taken care of this property to make it pleasing to the eye. The land we have bought has been vacant for years and had no value to the area. It will now be a building that will house a lot of our machinery that is otherwise parked outside the building making it safer from vandalism and destruction.

b: There will not be any adverse impact to the neighborhood. There will be no additional people or the hours of operation will not be extended.

c: The apartment complex to the south has much more traffic and issues than anyone in our area. The building to the west is a commercial building and also across the street to the east is another commercial business property. We are keeping the shrubs for all the green points needed.

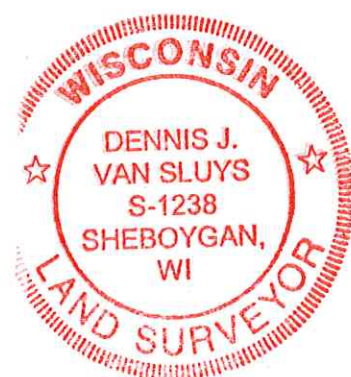
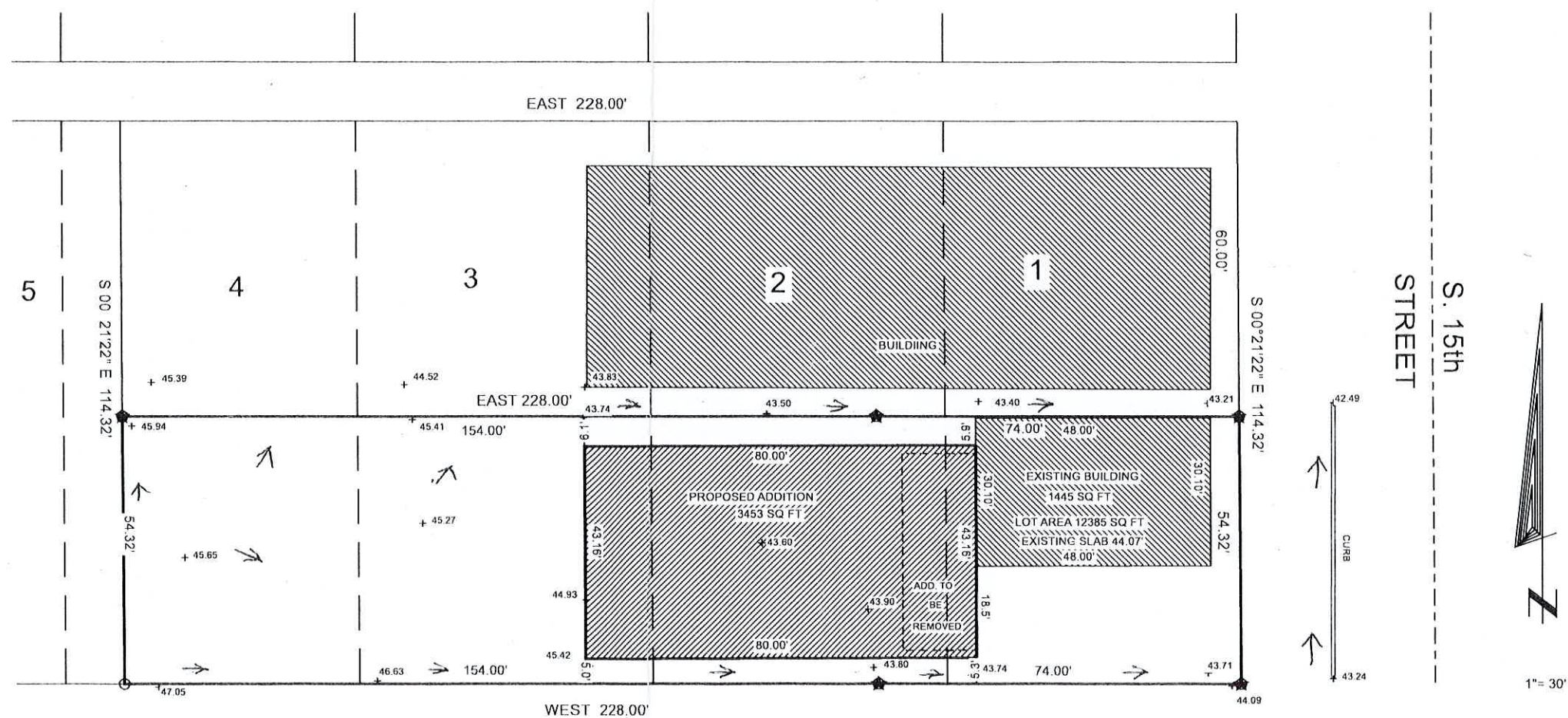
d: Yes the building will be adequately served by utilities and public agency services.

.....

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

1422 S. 15th STREET
PARCEL 59281509910

THE EAST 228.00 FEET OF THE SOUTH 54.32 FEET OF THE NORTH 246.32 FEET
OF LOTS ONE, TWO, THREE, AND FOUR OF BLOCK 301 OF THE ORIGINAL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



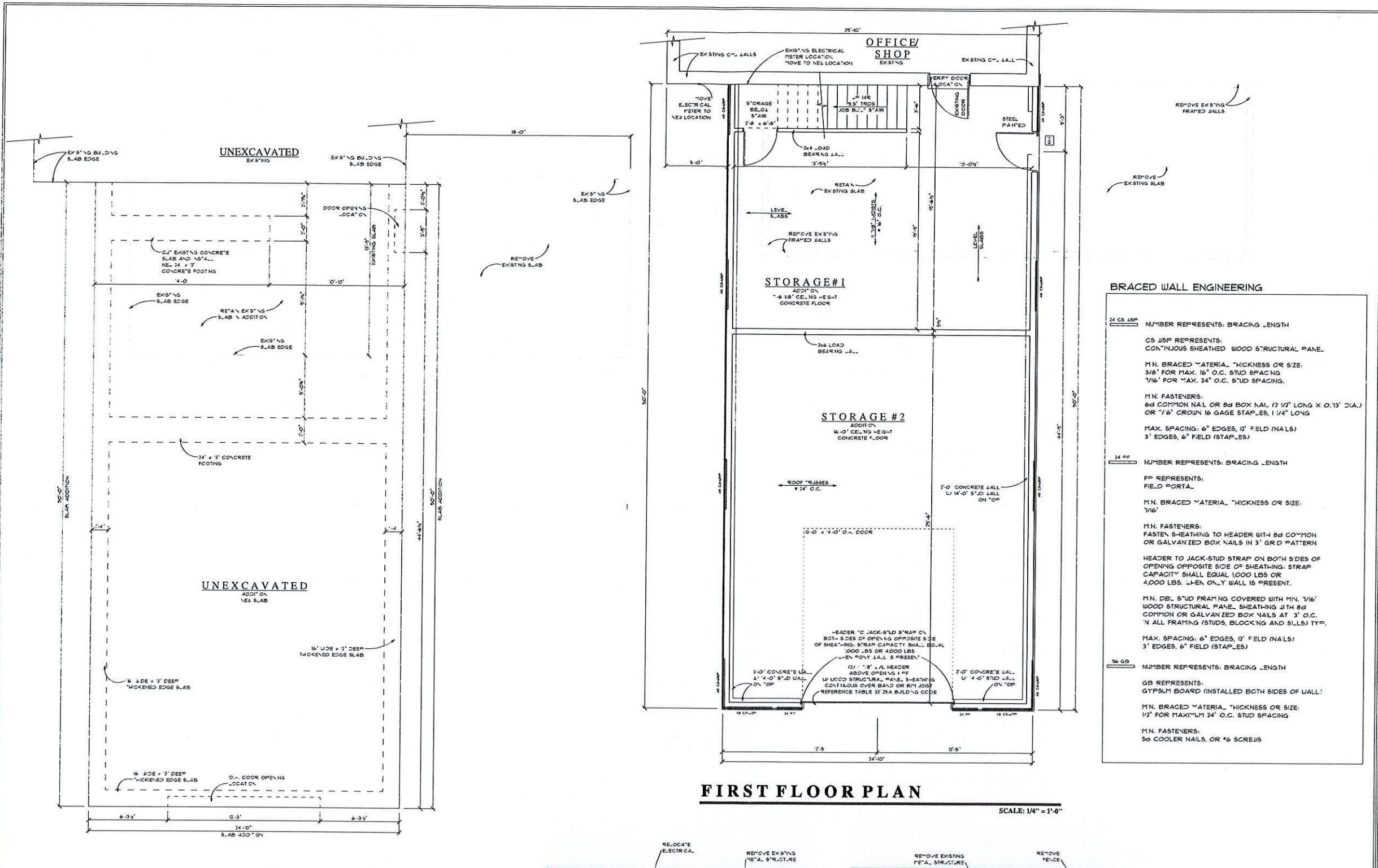
THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

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

Dennis J. Van Sluys S-1238

Dated this 16th day of April, 2025. Revised 4/21/25

DATA/CSHEB17/1422S15/1422KLUN.MAP D-3644



KLUNK MASONRY-
1422 SOUTH 15TH STREET
PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

PLAN #: 2503
PHONE #: (920) 980-1377

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

DESIGN: NC- DATE: 4.25 PRELIMS

NC- 4.25 FINAL

A-2.1

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N.S.O.D. DESIGNS

**KLUNK MASONRY-
1422 SOUTH 15TH STREET**

PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

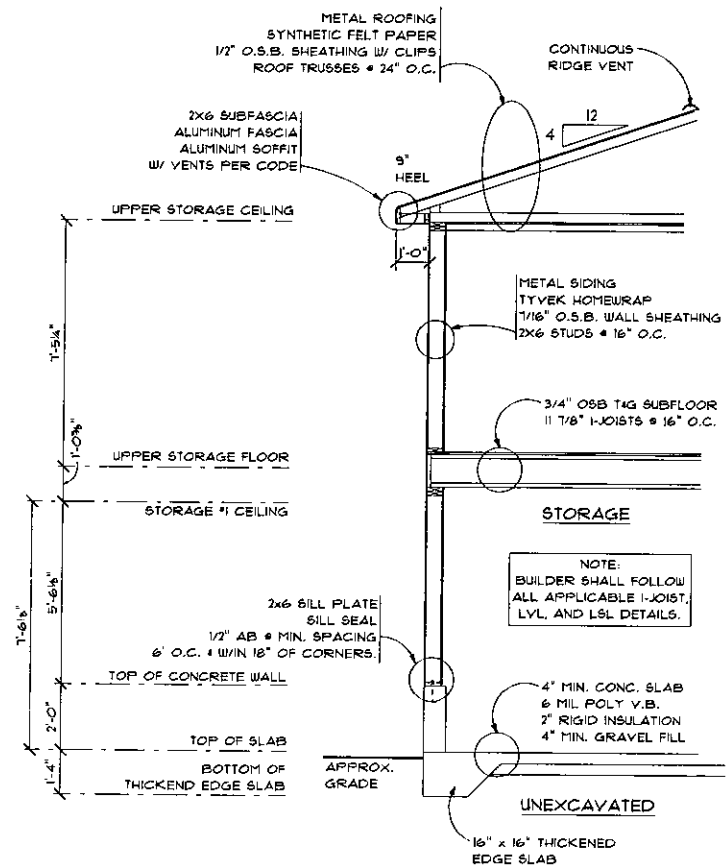
PLAN #: 2503

PHONE #: 920-980-1377

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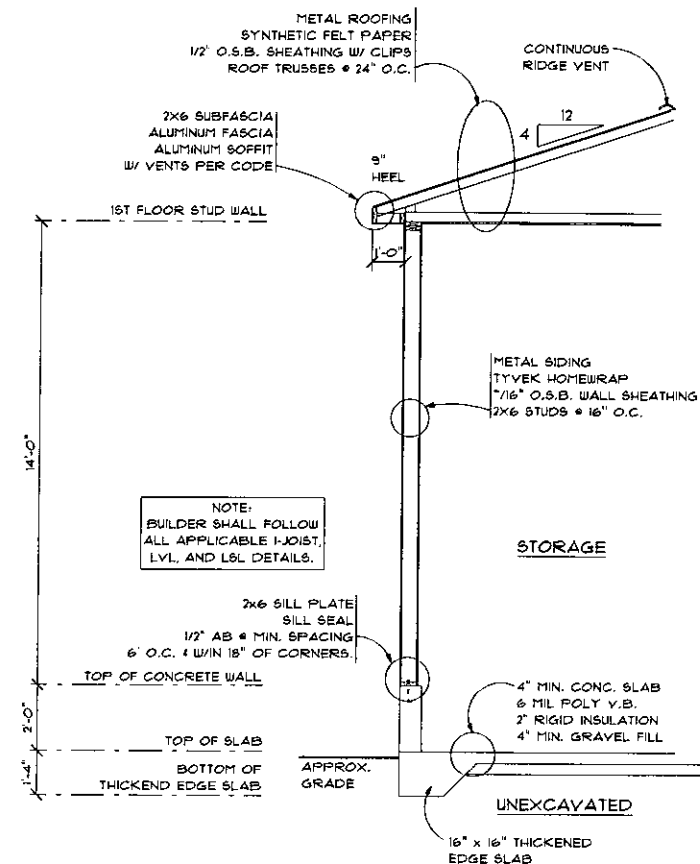
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NC	4.15	PRELIM
NC	4.25	FINAL

A-3.1



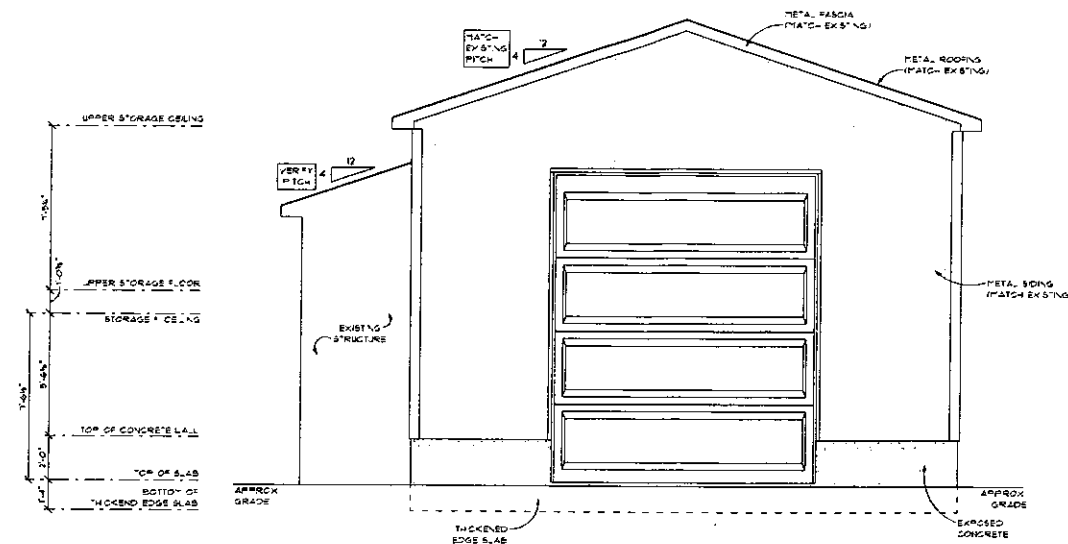
STORAGE #1 SECTION

SCALE 3/8" = 1'-0"



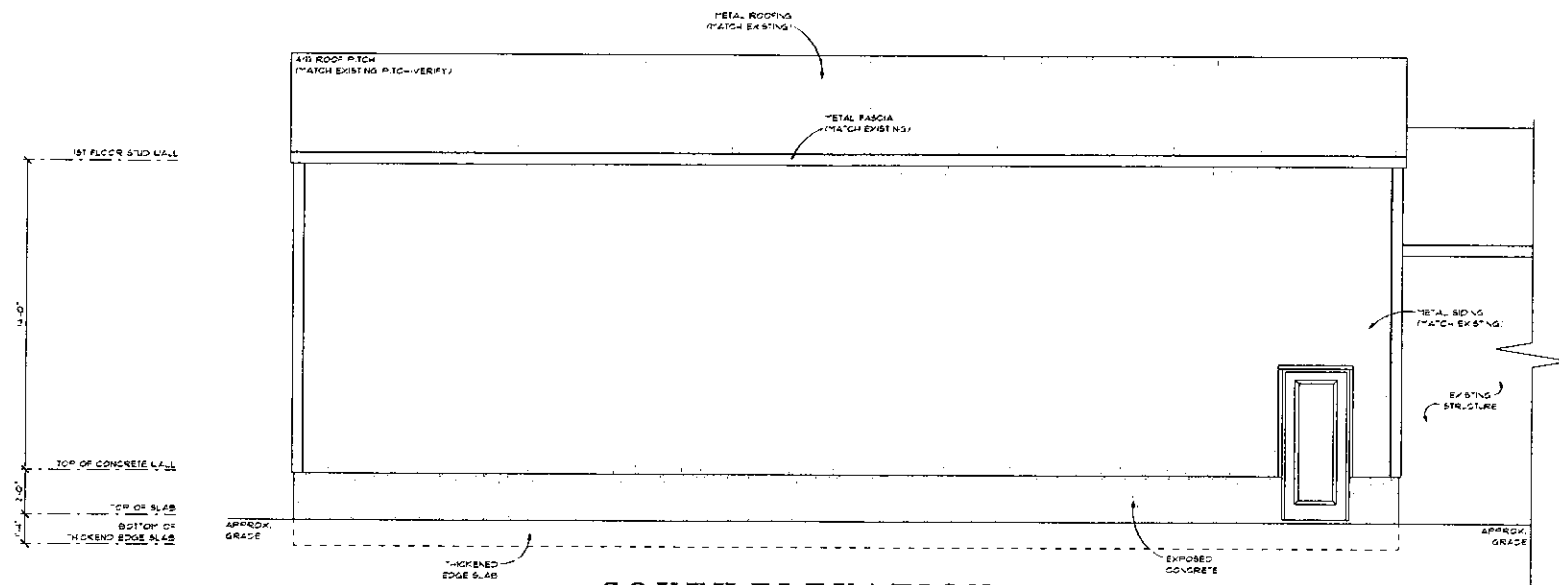
STORAGE #3 SECTION

SCALE 3/8" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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N.S.O.D. DESIGNS

**KLUNK MASONRY-
1422 SOUTH 15TH STREET**

PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

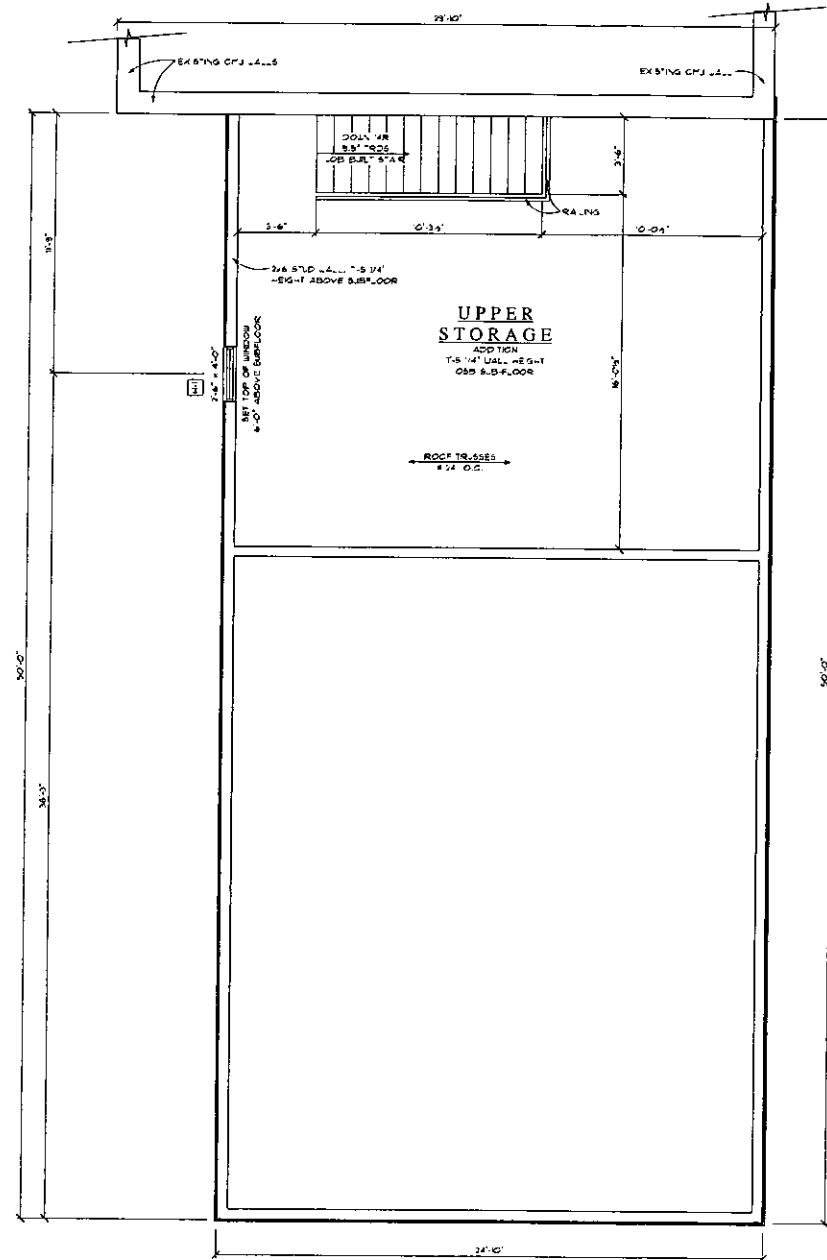
PLAN #: 2503

PHONE #: (920) 980-1377

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

DESIGN	DATE	PLAN PAGE
NC-	4.25	PRELIMS
NC-	4.25	FINALS

A-1.2



SECOND FLOOR PLAN

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

HEADER SCHEDULE	
H-1	(2) 2X10'S D.F. #2 @ BTR
H-2	(2) 2X2'S D.F. #2 @ BTR
H-3	(2) 1 3/4" X 9 1/2" LVL 2.OE
H-4	(2) 1 3/4" X 11 7/8" LVL 2.O
H-5	(3) 1 3/4" X 14" LVL 2.OE
H-6	(3) 1 3/4" X 9 1/2" LVL 2.OE
H-7	(3) 1 3/4" X 7 1/4" LVL 2.OE
H-8	(3) 1 3/4" X 24" LV. 2.OE

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CONSTRUCTION.

N.S.O.D. DESIGNS

**KLUNK MASONRY-
1422 SOUTH 15TH STREET**

PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

PLAN #: 2503

PHONE #: (920) 980-1377

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

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NC-	4.25	PRELIMS
NC-	4.25	FINALS

A-2.2

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N.S.O.D. DESIGNS

**KLUNK MASONRY -
1422 SOUTH 15TH STREET**

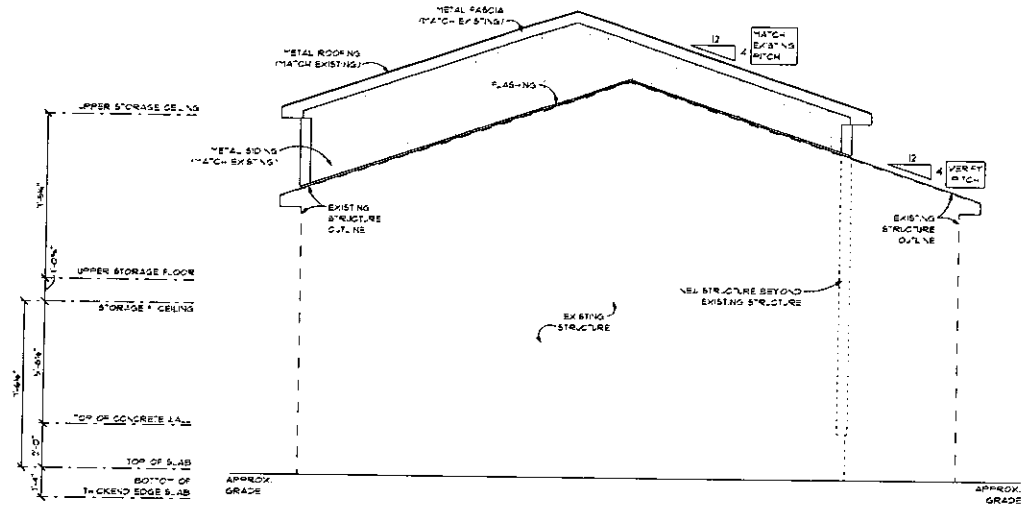
PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

PLAN #: 2503
PHONE #: (920) 986-1377

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

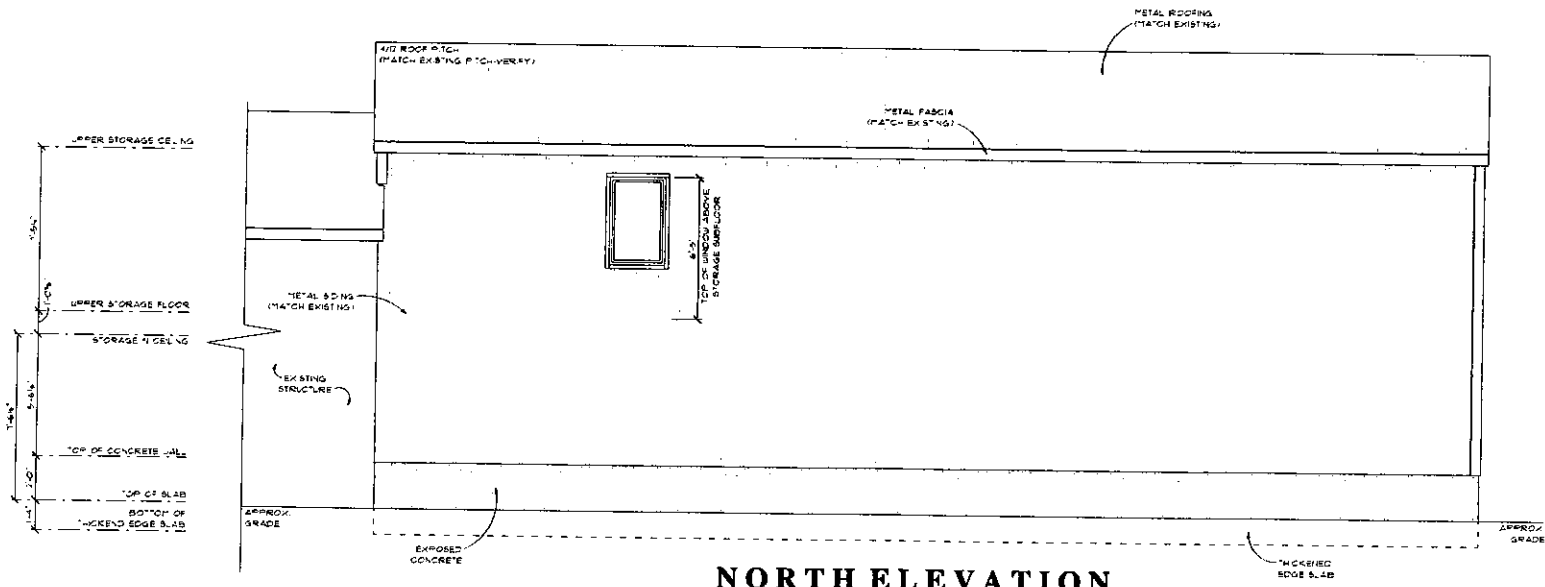
DESIGN	DATE	PLAN STAGE
NC-	4.25	PRELIMS
NC-	4.25	FINALS

A-1.1



EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Construction of a new building addition at Klunck Masonry located at 1422 S. 15th Street.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 3, 2025

MEETING DATE: June 10, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

James Klunck is proposing the construction of a new building addition at Klunck Masonry located at 1422 S 15th Street. The applicant states the following:

- This will be an addition to the existing shop.
- The addition will be a 41'x80' building with two overhead doors.
- It will be used mainly for storage of equipment.
- The existing main building is block.
- The exterior of the new addition will be steel siding to match color of original building and metal roof.
- There will be two overhead doors and 1 service door.

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: _____ Item 11.

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) KLUNCK MASONRY, LLC	Authorized Representative JIM KLUNCK	Title OWNER	
Mailing Address 2704 S 18TH STREET	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address klunckmasonry@yahoo.com		Phone Number (incl. area code) 920-980-1377	

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

Name (Ind., Org. or Entity) KLUNCK MASONRY, LLC	Contact Person JIM KLUNCK	Title OWNER	
Mailing Address 1422 S 15TH STREET	City SHEBOYGAN	State WI	ZIP Code 53081
Email Address klunckmasonry@yahoo.com		Phone Number (incl. area code) 920-980-1377	

SECTION 3: Architect Information

Name Nate Hayon			
Mailing Address 2316 N 27th Place	City Sheboygan	State WI	Zip 53083
Email Address nhayon3310@gmail.com		Phone Number (incl. area code)	

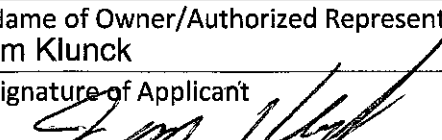
SECTION 4: Contractor Information

Name KLUNCK MASONRY LLC			
Mailing Address 2704 S 18TH STREET	City SHEBOYGAN	State WI	Zip 53081
Email Address klunckmasonry@yahoo.com		Phone Number (incl. area code) 920-980-1377	

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) Jim Klunck	Title Owner	Phone Number 920-980-1377
Signature of Applicant 		Date Signed 5/6/2025

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

Item 11.

Project Address/Description 1422 S 15th Street Sheboygan WI 53081		Parcel No. 59281509920
Name of Proposed/Existing Business:	KLUNCK MASONRY, LLC	
Address of Property Affected:	1422 S 15TH STREET	
Zoning Classification:	LIGHT COMMERCIAL	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

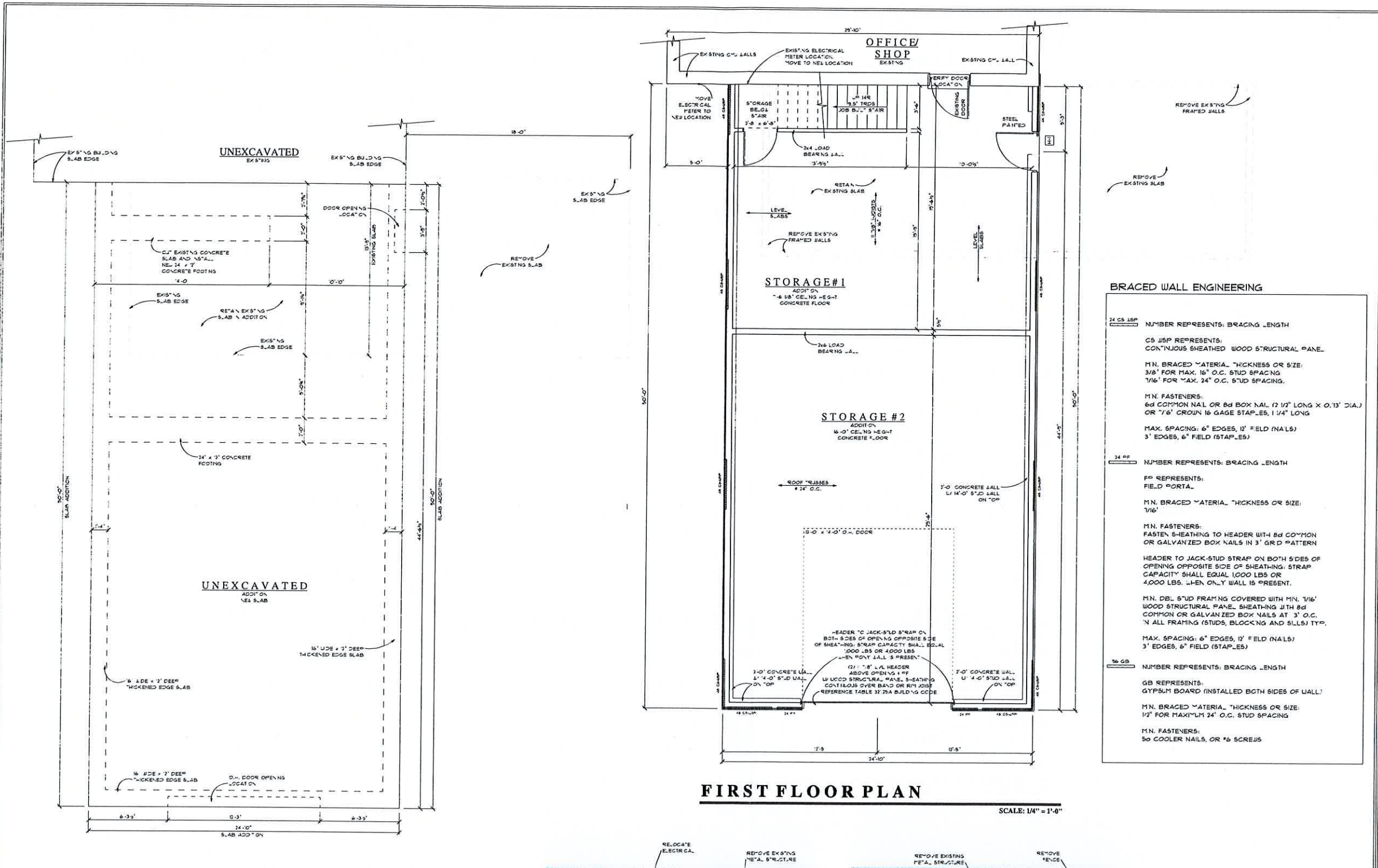
Addition to existing shop
41 x 80 building with 2 overhead doors
It will be used mainly for storage for equipment

SECTION 8: Description of EXISTING Exterior Design and Materials

Main building is block

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The exterior of the new addition will be steel siding to match color of original building and metal roof. There will be 2 overhead doors and 1 service door. Possibly 2 windows



KLUNK MASONRY-
1422 SOUTH 15TH STREET
PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

PLAN #: 2503
PHONE #: (920) 980-1377

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

DESIGN	DATE	PLAN PAGE
NC	4.25	PRELIMS
NC	4.25	FINAL

A-2.1



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**KLUNK MASONRY-
1422 SOUTH 15TH STREET**

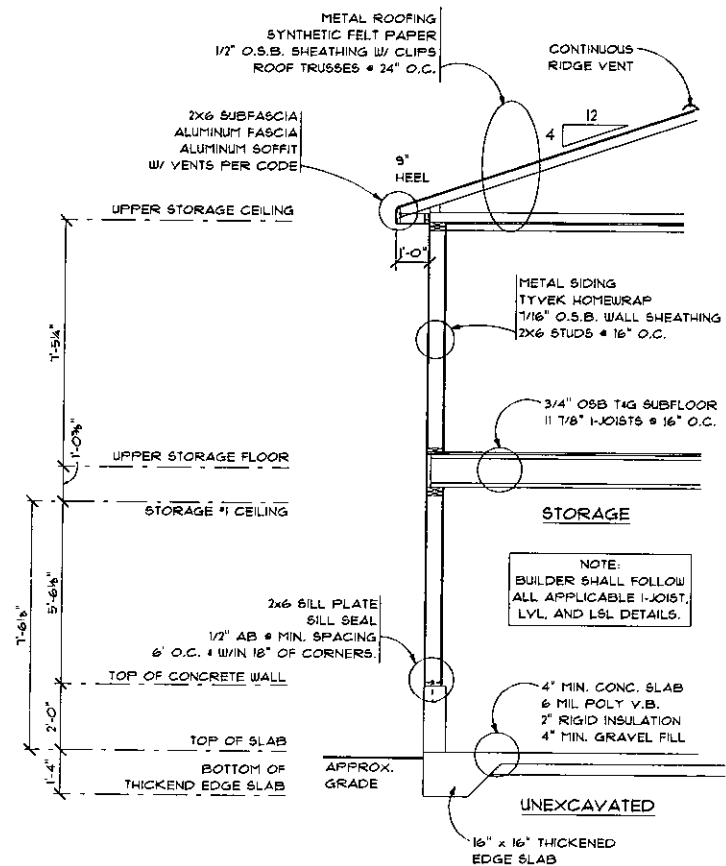
PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

PLAN #: 2503
PHONE #: 920-980-1377

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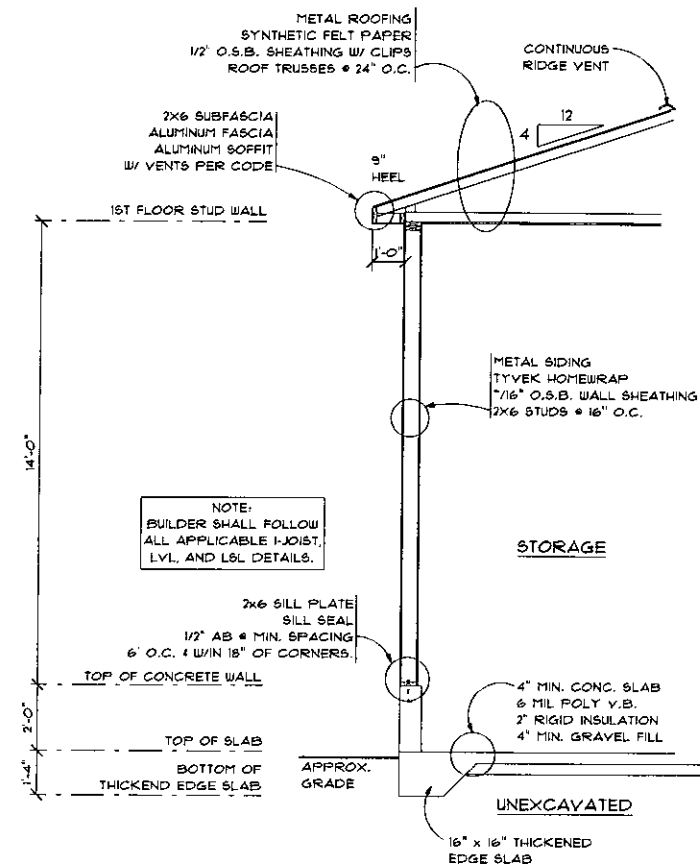
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NC	4.25	FINAL

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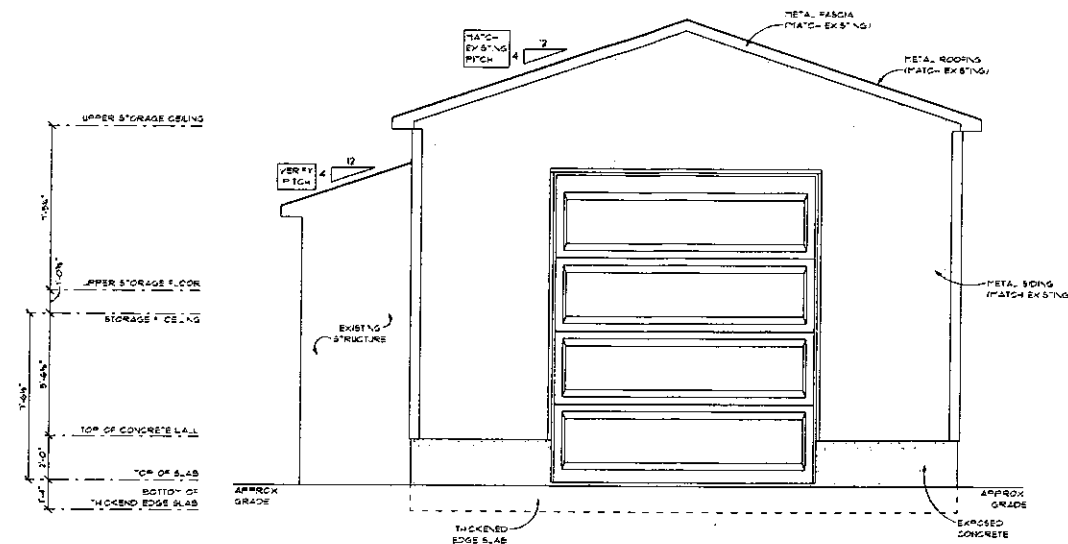
STORAGE #1 SECTION

SCALE 3/8" = 1'-0"



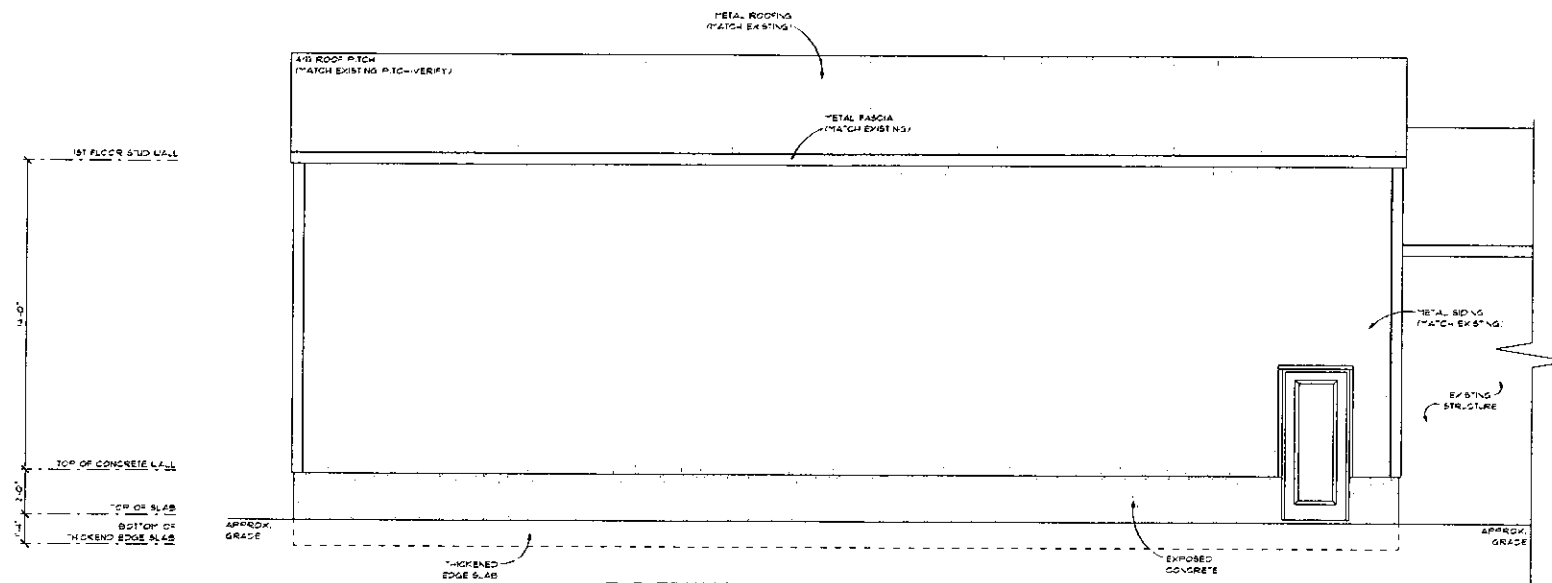
STORAGE #3 SECTION

SCALE 3/8" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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KLUNK MASONRY-
1422 SOUTH 15TH STREET

PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

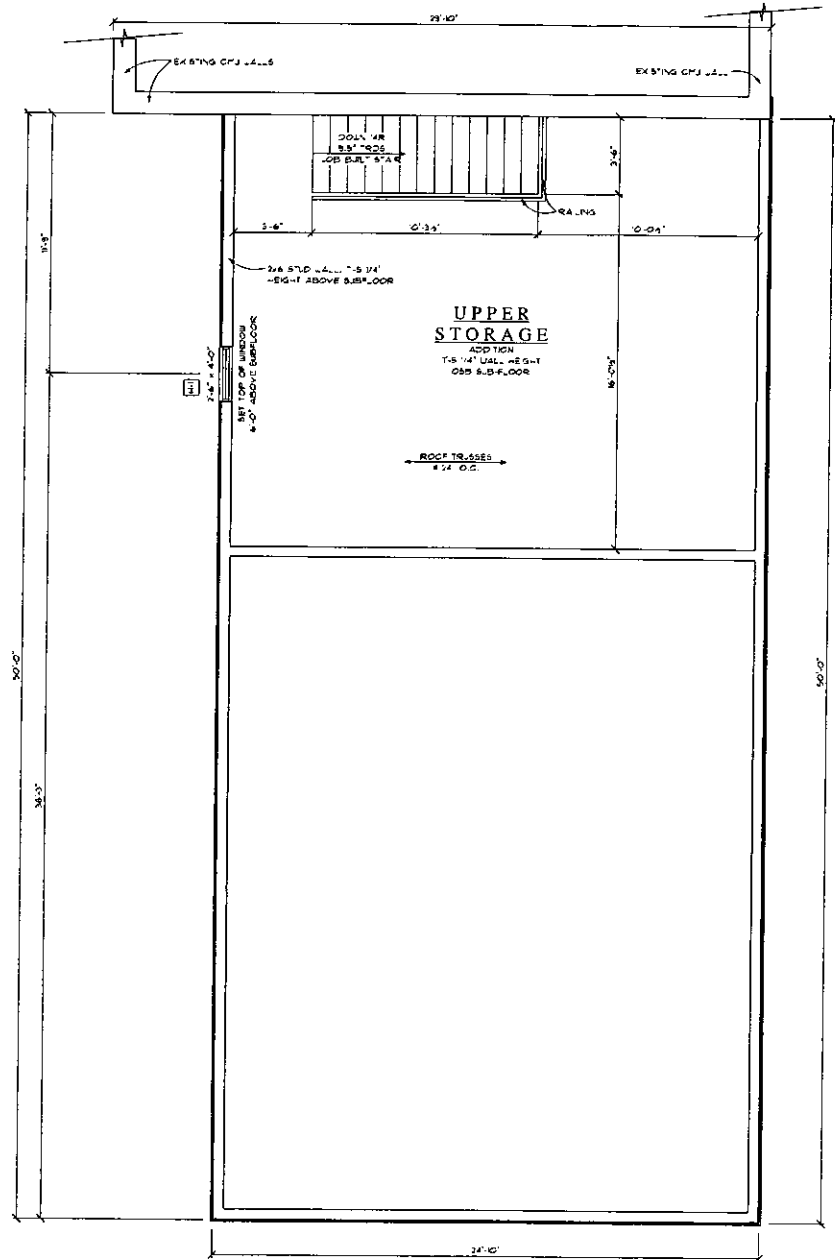
PLAN #: 2503

PHONE #: (920) 980-1377

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

DESIGN	DATE	PLAN PAGE
NC-	4.25	PRELIMS
NC-	4.25	FINALS

A-1.2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HEADER SCHEDULE	
H-1	(2) 2X10'S D.F. 12' or BTR
H-2	(2) 2X12'S D.F. 12' or BTR
H-3	(2) 1 3/4" x 9 1/2" LVL 2.OE
H-4	(2) 1 3/4" x 11 7/8" LVL 2.OE
H-5	(3) 1 3/4" x 14" LVL 2.OE
H-6	(3) 1 3/4" x 9 1/2" LVL 2.OE
H-7	(3) 1 3/4" x 7 1/4" LVL 2.OE
H-8	(3) 1 3/4" x 24" LVL 2.OE

N.S.O.D.
DESIGNS

KLUNK MASONRY -
1422 SOUTH 15TH STREET

PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

PLAN #:	2503	PHONE #:	(920) 980-1377	SCALE:	1/4" = 1'-0"
DESIGN	DATE	PLAN	SHEET		
NS-	4.25	PRELIM			
NS-	4.25	FINAL			

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N.S.O.D. DESIGNS

**KLUNK MASONRY -
1422 SOUTH 15TH STREET**

PROJECT LOCATION:
1422 SOUTH 15TH STREET
SHEBOYGAN, WI 53081

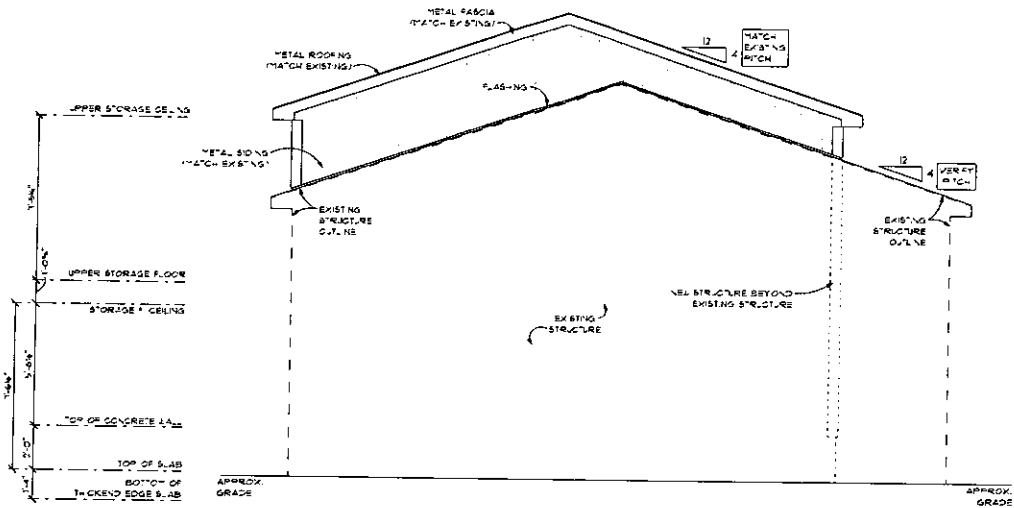
PLAN #: 2503

PHONE #: (920) 986-1377

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

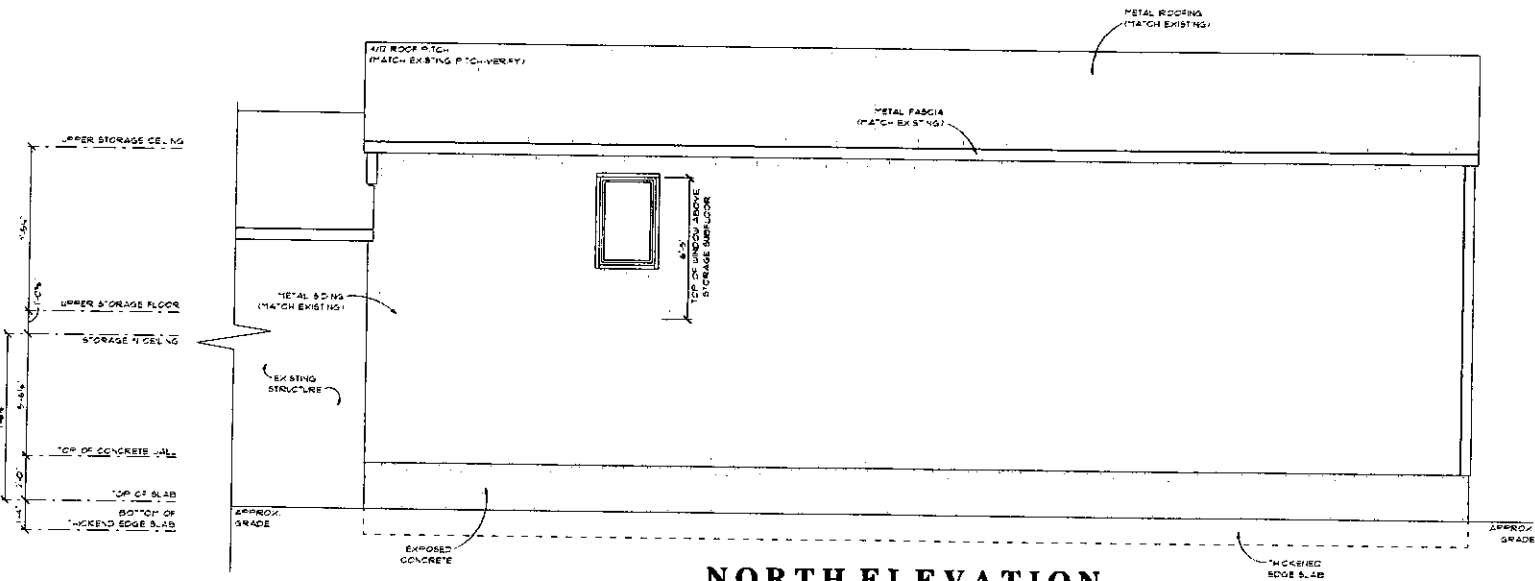
DESIGN	DATE	PLAN STAGE
NC-	4.25	PRELIMS
NC-	4.26	FINALS

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EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"













CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Construction of a Gerber Collision on a newly created parcel south of Piggly Wiggly in the vacant lot (Parcel # 59281431757).

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 29, 2025

MEETING DATE: June 10, 2025

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

DSDH GERB, LLC is proposing to construct and operate a new Gerber Collision on a newly created parcel south of Piggly Wiggly in the vacant lot (Parcel # 59281431757). The applicant states the following:

- The façade (South) will address the public entering the facility with timeless materials of brick and decorative block using colors and textures similar to adjacent developments.
- The entrance will be identified with a cantilevered canopy, signage band and storefront glazing to provide transparency to the customer area.
- The remainder of the building will be clad with a vertical metal panel that will be softened to the public by the screen fence and buffer landscaping.

STAFF COMMENTS:


This will be a good way to fill up some of the vacant space on this underutilized parcel.

ACTION REQUESTED:


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

ATTACHMENTS:

Architectural Review Application and required attachments.

	CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION	Fee: _____	
		Review Date: _____	

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) DSDH GERB, LLC	Authorized Representative Dave Herbeck	Title Member	
Mailing Address 2601 E. Gateway Dr.	City Appleton	State WI	ZIP Code 54915
Email Address dave@herbeckdevelopment.com	Phone Number (incl. area code) 920-428-9028		
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)			
Name (Ind., Org. or Entity) 3036, LLC	Contact Person Thomas Schaefer	Title Member	
Mailing Address 2551 North Wahl Avenue	City Milwaukee	State WI	ZIP Code 53211-3825
Email Address baysidemgmtllc.com	Phone Number (incl. area code) 414-840-6667		
SECTION 3: Architect Information			
Name Excel Engineering, Inc. - Jay Johnson			
Mailing Address 100 Camelot Drive	City Fond du Lac	State WI	Zip 54935
Email Address archretail@excelengineer.com	Phone Number (incl. area code) 920-926-9800		
SECTION 4: Contractor Information			
Name MDS Construction Services LLC			
Mailing Address 9251 Willow Lane	City Fremont	State WI	Zip 54940
Email Address mason@mds-constructionservices.com	Phone Number (incl. area code) 9205857815		
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) Thomas Schafer - 3036, LLC	Title sole member	Phone Number 414-840-6667	
Signature of Applicant 		Date Signed 5-7-25	

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 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**

proposed new construction on current vacant lot located by Firestone Auto Care, Culvers, & Piggly Wiggly

Parcel No.

59281431757

Name of Proposed/Existing Business: Gerber Collision**Address of Property Affected:** South Business Drive II**Zoning Classification:** Suburban Commercial**New Building:** ☐ **Addition:** ☐ **Remodeling:** ☐**SECTION 7: Description of Proposed Project**

The façade (south) will address the public entering the facility with timeless materials of brick and decorative block using colors and textures similar to adjacent developments. The entrance will be identified with a cantilevered canopy, signage band and storefront glazing to provide transparency to the customer area. The remainder of the building will be clad with a vertical metal panel that will be softened to the public by the screen fence and buffer landscaping.

SECTION 8: Description of EXISTING Exterior Design and Materials

n/a

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Timeless materials of brick and decorative block using colors and textures similar to adjacent developments. A cantilevered canopy, signage band and storefront glazing. The remainder of the building will be clad with a vertical metal panel.

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.

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

May 12, 2025



City of Sheboygan
Architectural Review Board
City Hall
828 Center Ave.
Sheboygan, WI 53081

RE: Proposed Gerber Collision, S Business Drive II, Sheboygan

To Whom It May Concern,

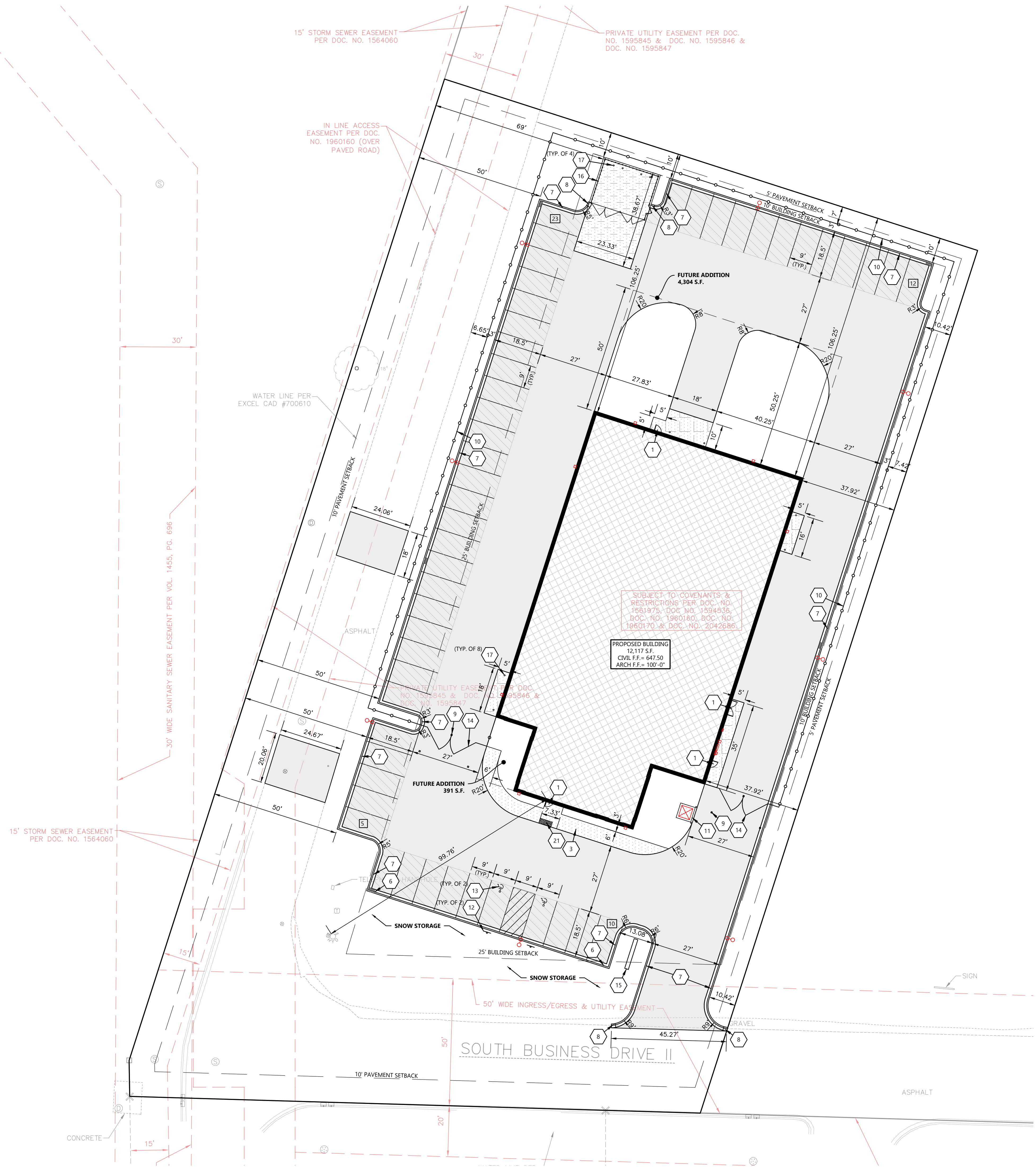
The façade (South) will address the public entering the facility with timeless materials of brick and decorative block using colors and textures similar to adjacent developments. The entrance will be identified with a cantilevered canopy, signage band and storefront glazing to provide transparency to the customer area. The remainder of the building will be clad with a vertical metal panel that will be softened to the public by the screen fence and buffer landscaping.

Sincerely,

Excel Engineering, Inc.

A handwritten signature in black ink, appearing to read "Jay Johnson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jay Johnson
Principal



SITE INFORMATION:

PROPERTY AREA: 85,297 S.F. (1.96 ACRES).
EXISTING ZONING: SUBURBAN COMMERCIAL
PROPOSED ZONING: SUBURBAN COMMERCIAL
PROPOSED USE: AUTO COLLISION REPAIR CENTER
AREA OF SITE DISTURBANCE: XXXXX
SETBACKS:
BUILDING: FRONT(SOUTH) = 25' (FROM EDGE OF PAVEMENT)
SIDE(EAST) = 10'
REAR(NORTH) = 10'
STREET(WEST) = 25' (FROM EDGE OF PAVEMENT)
PAVEMENT: FRONT(SOUTH) = 10'
SIDE(EAST) = 5'
REAR(NORTH) = 5'
STREET(WEST) = 10'
BUFFERYARDS:
SIDE (EAST) = 10'
REAR(NORTH) = 10'
PROPOSED BUILDING HEIGHT: 21' (MAX. HEIGHT ALLOWED: 50')
PARKING REQUIRED: 15 SPACE PER 50 S.F. (243 SPACES REQ.)
PARKING PROVIDED: 50 SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2. HANDICAP STALLS PROVIDED: 2
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.39	16,785	19.7%
TOTAL IMPERVIOUS	0.39	16,785	19.7%
LANDSCAPE/ OPEN SPACE	1.57	68,512	80.3%
PROJECT SITE	1.96	85,297	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.28	12,117	14.2%
PAVEMENT (ASP. & CONC.)	1.10	48,036	56.3%
TOTAL IMPERVIOUS	1.38	60,153	70.5%
LANDSCAPE/ OPEN SPACE	0.58	25,144	29.5%
PROJECT SITE	1.96	85,297	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
3	FLUSH WALK (SEE DETAIL)
6	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	CURB TAPER (SEE DETAIL)
9	CANE BOLT LOCATIONS FOR GATE OPEN AND CLOSED POSITIONS (TYP.)
10	6' TALL FENCE, MAINTAIN 3' MIN. OFF BACK OF CURB
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	(2) 10' SWING GATES
15	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAILS)
21	DETECTABLE WARNING PLATE PER STATE CODE

LEGEND:

HATCH	PAVEMENT SECTION
[Pattern]	STANDARD ASPHALT
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	SIDEWALK CONCRETE
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	DUMPSTER PAD / APRON CONCRETE



CIVIL SITE PLAN

Item 12.

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

gerber
COLLISION & GLASS

PROJECT INFORMATION

PROPOSED GERBER AUTO BODY FOR:
DSDH DEVELOPMENT
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 6, 2025

JOB NUMBER

240269200

SHEET NUMBER

C1.1



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED PERSPECTIVES FOR:
DSDH DEVELOPMENT
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 5, 2025
FEB. 17, 2025
FEB. 19, 2025
APR. 22, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

240269200

SHEET NUMBER

A2.0

EXTERIOR MATERIAL KEY

CAST STONE SILL
COLOR: LIMESTONE

CONCRETE MASONRY UNITS
STYLE: SPLIT FACE
COLOR: TAN

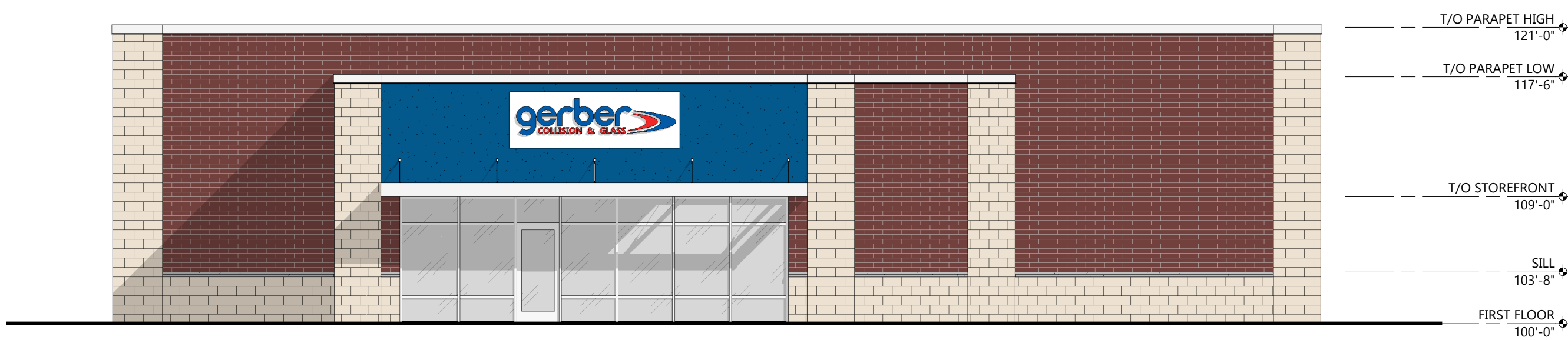
EFS
TEXTURE: SANDBLASTED

ALUMINUM STOREFRONT
LOW-E INSULATED GLAZING
COLOR: CLEAR ANODIZED

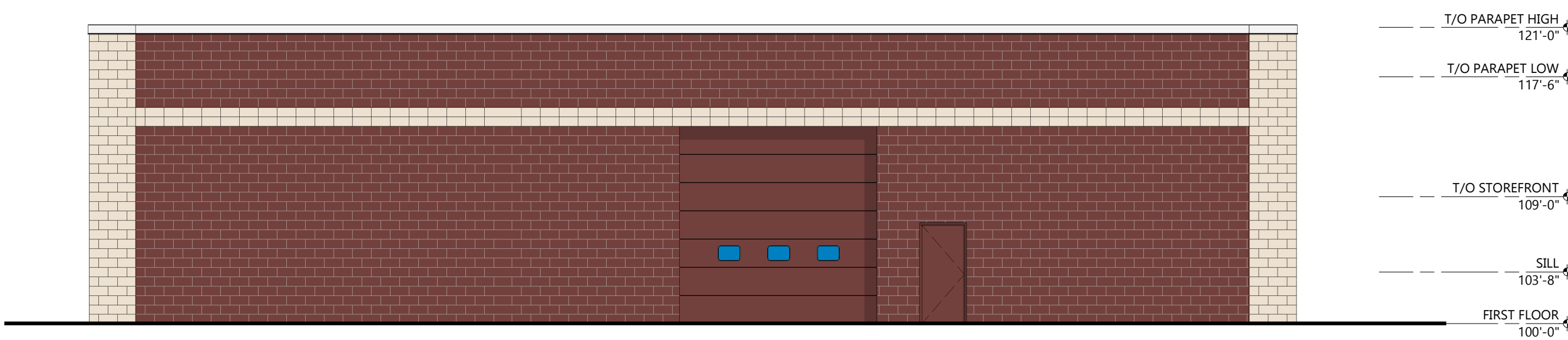
PREFINISHED METAL COPING
COLOR: BONE WHITE

CONCRETE MASONRY UNITS
STYLE: HALF-HEIGHT
COLOR: RED

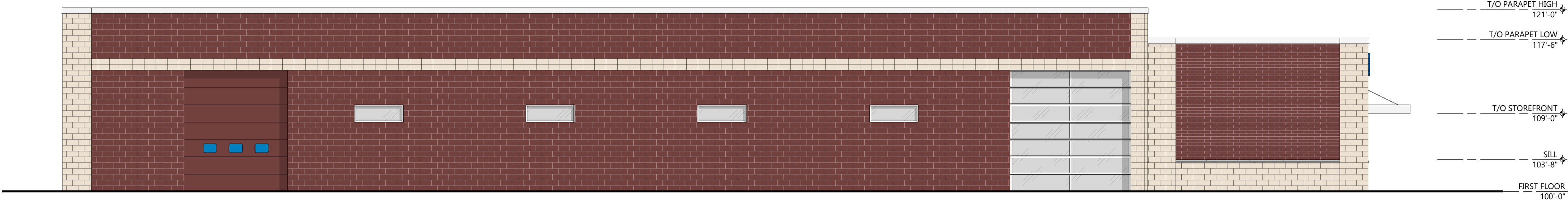
CONCRETE MASONRY UNITS
STYLE: SPLIT FACE
COLOR: RED



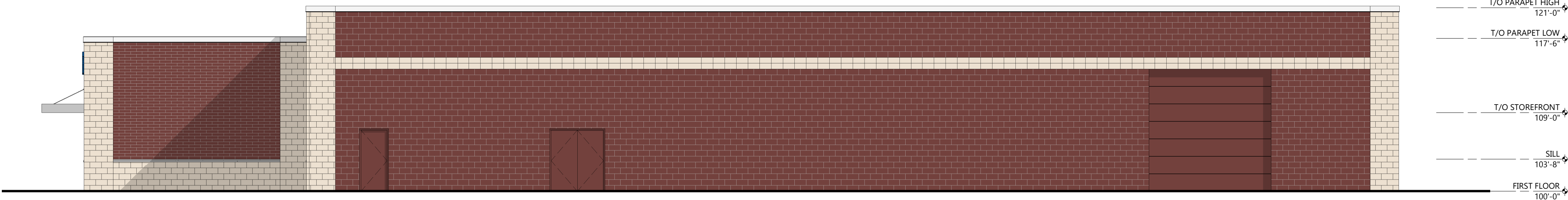
1 SOUTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

ARCHITECTURAL EXTERIOR ELEVATIONS



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED PERSPECTIVES FOR:
DSDH DEVELOPMENT
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 21, 2025
APR. 14, 2025
APR. 22, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

240269200

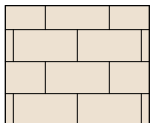
SHEET NUMBER

A2.1

EXTERIOR MATERIAL KEY



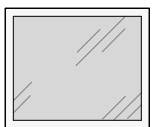
CAST STONE SILL
COLOR: LIMESTONE



CONCRETE MASONRY UNITS
STYLE: SPLIT FACE
COLOR: TAN



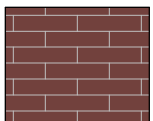
EIFS
TEXTURE: SANDBLASTED



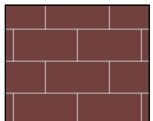
ALUMINUM STOREFRONT
LOW-E INSULATED GLAZING
COLOR: CLEAR ANODIZED



PREFINISHED METAL COPING
COLOR: BONE WHITE



CONCRETE MASONRY UNITS
STYLE: HALF-HEIGHT
COLOR: RED



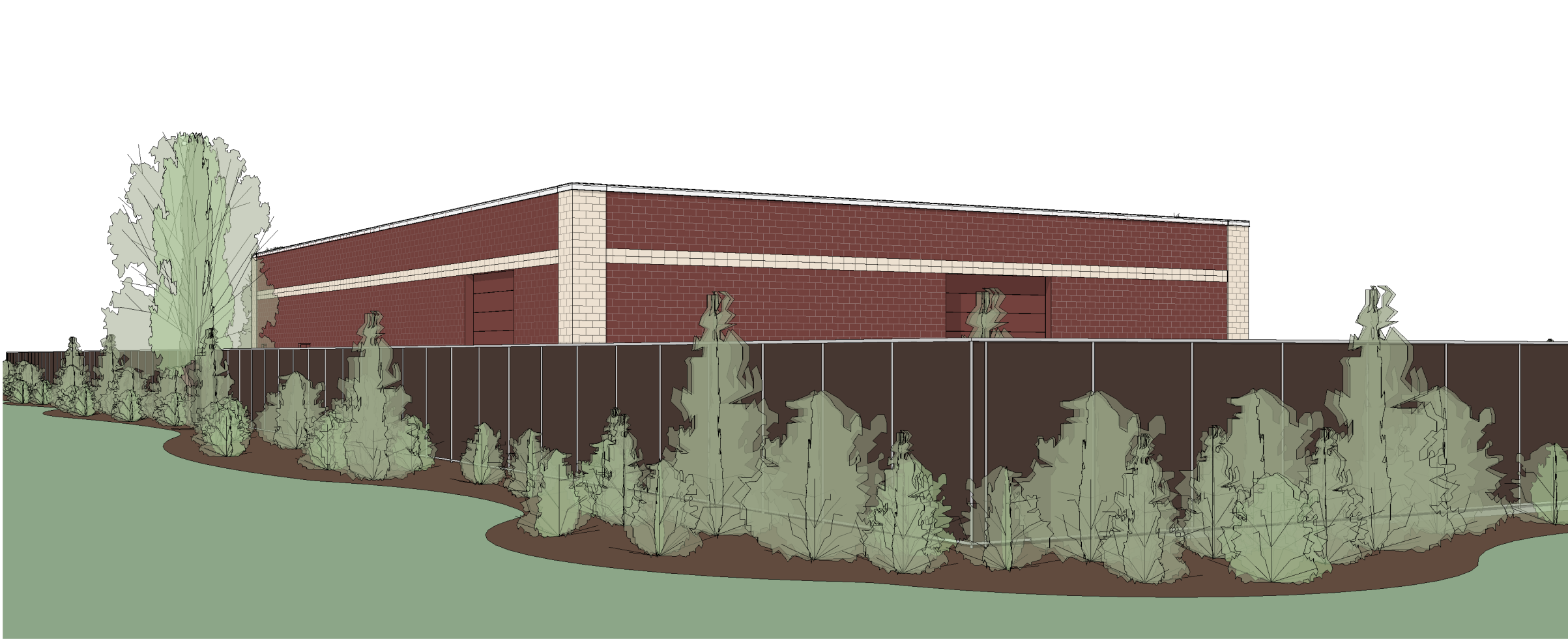
CONCRETE MASONRY UNITS
STYLE: SPLIT FACE
COLOR: RED



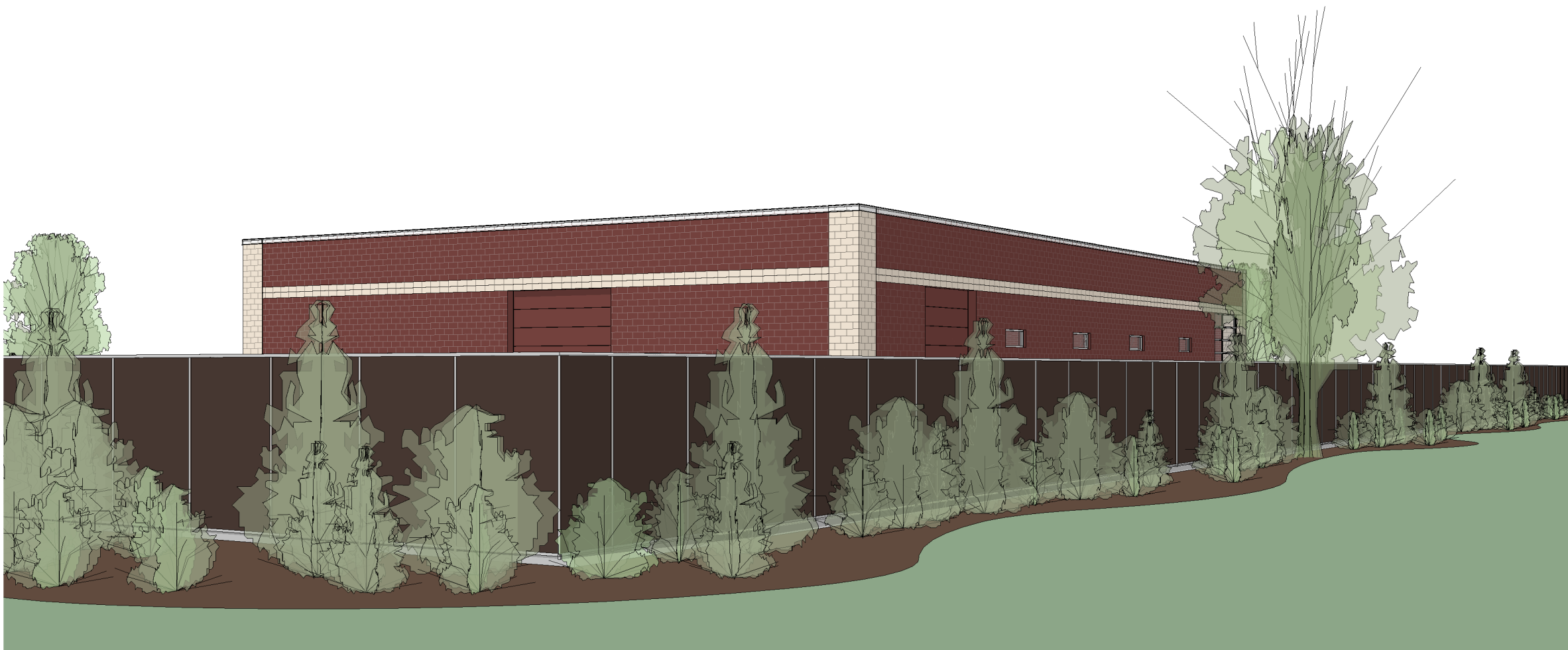
NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE