



CITY PLAN COMMISSION AGENDA

April 12, 2022 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 - Mayor Sorenson, Alderperson Mitchell, Ryan Sazama, Jerry Jones, Marilyn Montemayor, Dave Hoffman, and John Motiska.
2. Pledge of Allegiance
3. Introduction of committee members and staff
4. Identify potential conflict of interest

MINUTES

5. Approval of the Plan Commission minutes from March 15, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use with exceptions by Brian Kurtz to install a new mural on the east wall of the Flooring Studio located at 1526 Indiana Avenue.
7. Application for Conditional Use Permit with exceptions by Old World Creamery to construct new building additions and off-site parking lot at 1606 Erie Avenue and parcel #59281205060.

NEXT MEETING

8. April 26, 2022

ADJOURN

9. 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*

*****AMENDED*** CITY OF SHEBOYGAN**

Item 5.

CITY PLAN COMMISSION**Tuesday, March 15, 2022****1. OPENING OF MEETING**

MEMBERS PRESENT: Mayor Sorenson, Jerry Jones, Marilyn Montemayor, John Motiska, Ryan Sazama, David Hoffman and Alderperson Mitchell

STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Mayor Sorenson called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Introduction of committee members and staff.

Introductions were made.

1.4 Identify potential conflict of interest.

No committee member had a conflict of interest.

2. MINUTES**2.1 Approval of the Plan Commission minutes from February 15, 2022..**

Motion by Jerry Jones, second by David Hoffman to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**3.1 Application for Conditional Use Permit with exceptions by Martin Lambert to operate a dermatology medical office at 832 Michigan Avenue.**

Motion by Marilyn Montemayor, second by Jerry Jones to approved with 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, etc. An occupancy permit will be granted only 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. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, hoods, venting, etc.).

5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. Item 5.
6. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall pave and/or landscape the all gravel areas on property by June 2, 2023. Applicant will obtain all required approvals including but not limited to site plan, storm water, landscaping, etc.
7. Submittal/approval of a proposed storm drainage plan prior to building permit issuance for parking lot construction.
8. Submittal and approval of a landscape plan prior to building permit issuance for parking lot construction. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
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 shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
11. 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
12. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).
13. Applicant shall remove all unused signage and all signage referring to previous businesses.
14. 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).
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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
16. 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.
17. All vehicles shall be located on the private property (paved parking lot) and shall not be located on any City streets, public rights-of-way, landscape areas, etc.
18. If the applicant proposes any type of exterior remodel/renovation to the building, City of Sheboygan Architectural Review Board approval is required prior to construction
19. 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

Motion carried

3.2 Application for Conditional Use with exceptions by Jim Petr to construct two new 2nd floor apartments at 516 N. 8th Street.

Motion by Jerry Jones, second by Ryan Sazama to approved with 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, etc. An occupancy permit will be granted only 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. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
3. 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.).
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant will provide adequate public access along streets and the parking lot/alley and will take all appropriate actions to minimize the time period that the street will be closed/affected.
7. 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.
8. 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. unless an encroachment is obtained permitting use of public right-of-way.
9. The applicant shall remove all nonfunctioning fixtures/mechanicals/supports on the north wall facing the alley.
10. 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, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs and shall meet the 8th Street design guidelines (no flat panel or interior lit cabinet signs).
12. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation. The colors and materials are to complement/match the existing building.
13. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, building/mechanical permits, occupancy permits, etc.).
14. If operating as a short term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
15. If there are any amendments to the site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried

3.3 Application for Conditional Use Permit with exceptions by Mau and Associates to construct a new Scooter's Coffee Drive Thru on parcel #59281431722 (located directly south of the new Cousin Subs at 2720 S. Business Drive).

Item 5.

Motion by Jerry Jones, second by Ryan Sazama to approved with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, 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. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. 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.).
7. Any unused mechanical boxes, equipment, sign poles, remaining sections of structures, etc. shall be removed from the site.
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
9. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall install individual letter signs – no cabinet or flat panel signs.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 10 feet.
12. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
14. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
15. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundation

- walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping
- Item 5.
16. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
 17. 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.).
 18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
 19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
 20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
 21. 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).
 22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to water and sewer.
 23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
 24. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
 25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
 26. 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

Exceptions granted:

- To have seven (7) wall signs
- To have a 10 foot tall monument sign
- From the locational landscaping requirements

Motion carried.

3.4 Application for Conditional Use Permit with exceptions by Cardinal Capital Management to convert 1st floor commercial space into 10 additional dwelling units at the 7Penn Apartments located at 622 Pennsylvania Avenue.

Motion by Marilyn Montemayor, second by Dave Hoffman to approved with 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, 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. If storing dumpsters outside, the dumpster(s) shall be screened/enclosed Item 5. constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment unit to be occupied.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. 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.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light
6. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
7. Applicant shall install individual letter signs – no cabinet or flat panel signs.
8. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
9. 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.).
10. 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.).
11. 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).
12. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
13. 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.
14. 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.

Exceptions granted:

- To have 76 units on 1.03 acres
- To have a minimum lot area of 573sf per unit (1 acre)

Motion carried.

3.5 Application for Conditional Use Permit with exceptions by Cardinal Capital Management to convert the former Sheboygan Press building into a new apartment building at 632 Center Avenue.

Motion by Marilyn Montemayor, second by Dave Hoffman to approved with the following conditions:

Item 5.

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. Applicant shall receive a certificate of appropriateness from the City Historic Preservation committee prior to building permit issuance.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
6. 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.).
7. Any unused mechanical boxes, equipment, etc. shall be removed from the site.
8. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
9. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration
10. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
11. Applicant shall be permitted to install individual letter signs only – no cabinet or flat panel signs are permitted.
12. 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.).
13. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
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. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
16. Applicant is responsible to work with all private and public utilities in order to provide the necessary easements and/or relocate utilities as necessary.

17. Any work within City of Sheboygan Public rights-of-way shall be discussed with 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.).
18. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to water and sewer.
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. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve any proposed exterior renovations.
21. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Item 5.

Motion carried.

3.6 R.O. 128-21-22 and G.O. 39-21-22 by Alderperson Perrella granting Harbor Cafe, LLC, its successors and assigns, the privilege of encroaching upon described portions of 340/342 South Pier Drive in the City of Sheboygan for the purpose of adding an outside seating deck.

Motion by Jerry Jones, second by Dave Hoffman to recommend approval. Motion carried.

3.7 Preliminary Plat Approval for Maywood Estates in the Town of Sheboygan. Extra-Territorial Plat Review.

Motion by Marilyn Montemayor, second by Ryan Sazama to approve. Motion carried.

4. NEXT MEETING

4.1 March 29, 2022

5. ADJOURN

5.1 Motion to Adjourn

Motion by Ryan Sazama, second by Marilyn Montemayor to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 5:10p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Brian Kurtz to install a new mural on the east wall of the Flooring Studio located at 1526 Indiana Avenue. UC zone

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

REPORT DATE: April 8, 2022

MEETING DATE: April 12, 2022

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:

Brian Kurtz is proposing to install a new 300sf (12 x 25) mural on the east wall of the Flooring Studio located at 1526 Indiana Avenue. Zak Worth is the artist and Mr. Worth states:

- Over the years I have romanticized the thought of painting something large scale outside in our city. There is an abundance of forgotten walls and spaces that if tended to could be brought back to life. Daily on the way to work I would make note of these spaces and walls. Daydreaming. One such place driving west on Indiana Avenue on the north side of the street is the Sheboygan Flooring Studio. It has a large east facing brick wall overlooking a parking lot. I thought about one of my designs that would fit the wall.
- The Sheboygan Flooring Studio has a large east facing brick wall overlooking a parking lot and I thought one of my designs that would fit the wall. So I stopped in and asked the owner, Brian Kurtz, if they would allow me to paint a mural on their east wall and showed them the design I had in mind. They were happy and on board immediately as long as it was okay with the city.
- I then talked with the manager of Sherwin Williams about the project. He was willing to help me and donate what was needed to get it done.
- Once temperatures are consistently over 50 degrees, I'm thinking late April/May myself along with a few good friends will then at dusk project my design onto the wall tracing it in its entirety in one night. The following two days (weather permitting) will be spent filling in the lines with black exterior paint.

- The wall was professionally painted this previous September. So there will be no need for priming, sandblasting etc. Wall is in mint condition. Of course I will do a quick wipe down prior to painting if needed.
- I will be using high grade professional exterior paint. I actually just talked with the manager of Sherwin Williams and he assured me of its longevity and quality. He said that there is no need to seal it.
- Again Sherwin Williams assured me that the paint that they will be supplying is of extreme quality. I personally will take responsibility to maintain the integrity of this wall using my own funds to do so.
- The mural design proposed is a decorative, symmetrical pattern with fractal leanings. The wall was painted the color Sage the previous summer. I imagined painting my design there in black.
- I believe it to be up to the viewer to interpret a meaning that may resonate with them. My hope is that this mural will contribute beauty, curiosity, and peace to our community and also to our visitors, drawing folks to all areas of our city.
- The mural will not be lit.

STAFF COMMENTS:

The Plan Commission may want to have the applicant explain:

- The preparation work of the wall for the mural such as sandblasting, priming, etc.
- Is the applicant using professional paint used for murals and will the mural be sealed?
- How will the Flooring Studio maintain the integrity of the piece in the years to come? Are there funds for future maintenance/sealing?

The Plan Commission should consider the following when reviewing murals:

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

Public Art has been a focus of the City of Sheboygan for several years, as evidenced by the JMKAC's "Sheboygan Project" and other recent public art installations in Downtown Sheboygan. The artist hopes this mural will be a landmark beckoning visitors and locals alike to come view the mural.

ACTION REQUESTED:

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

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

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____
MAP NO. _____

Office Use Only

APPLICATION/FILE NO. _____

Item 6.

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT : Brian Kurtz

ADDRESS: 1526 Indiana Ave. Sheboygan, WI 53081

E-MAIL: flooringstudio@live.com

PHONE: 920-838-3858 FAX NO. ____ (____) _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Flooring Studio

ADDRESS OF PROPERTY AFFECTED: 1526 Indiana Ave. Sheboygan, WI 53081.

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: East wall of Flooring Studio.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Paint a 12 x 25 mural. To be painted end of April early May 2022. Materials will be outdoor/exterior paint.

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

OPERATION OR USE: Only exterior paint will be applied to the already existing east wall. The wall and parking lot will not be adjusted or affected in anyway.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? It is aligned because it is bringing both more art and beauty to this neighborhood and the city.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? No.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? It does not disturb any land uses as it will go on a pre-existing wall. It will be flat to the facade. No 3d, electrical, or misc elements will be used outside of paint.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. Yes. No utilities or services will be required for the upkeep of the mural installation.

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

OWNER OF SITE: _

ADDRESS: 1526 Indiana Ave. Sheboygan, WI 53081

E-MAIL:

ARCHITECT: _____

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: _____

ADDRESS: _____ E-MAIL: _____

5. CERTIFICATE

Narrative

Over the years I have romanticized the thought of painting something large scale outside in our city. There is an abundance of forgotten walls and spaces that if tended to could be brought back to life. Sheboygan County has an unspeakable amount of artistic talent. I hope in the coming years to see it flourish even more. Its communities' artist's painting this city with beautiful thoughtful work that rallies our community, inspires our youth, keeping us curious with open hearts and minds.

Daily on the way to work I would make note of these spaces and walls. Daydreaming. One such place driving west on Indiana Ave. on the north side of the street is the Sheboygan Flooring Studio. It has a large east facing brick wall overlooking a parking lot. I thought about one of my designs that would fit the wall. It's a decorative, symmetrical pattern with fractal leanings. The wall was painted the color Sage the previous summer. I imagined painting my design there in black.

So I stopped in and asked the owner if they would allow me to paint a mural and showed them the design I had in mind. They were happy and on board immediately as long as it was okay with the city. I then talked with the manager of Sherwin Williams about the project. He was willing to help me and donate what was needed to get it done. Once temperatures are consistently over 50 degrees, I'm thinking late April/May myself along with a few good friends will then at dusk project my design onto the wall tracing it in its entirety in one night. The following two days (weather permitting) will be spent filling in the lines with black exterior paint.

My hope is that this mural will contribute beauty, curiosity, and peace to our community and also to our visitors, drawing folks to all areas of our city.



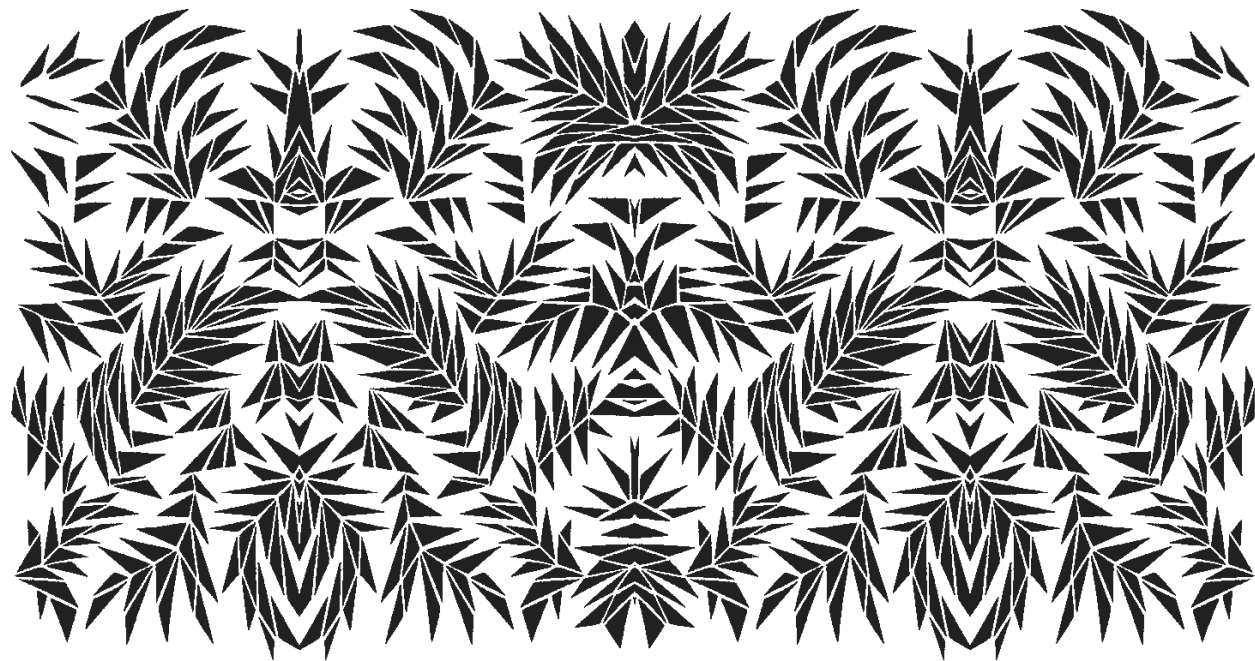
1526 Indiana Ave.

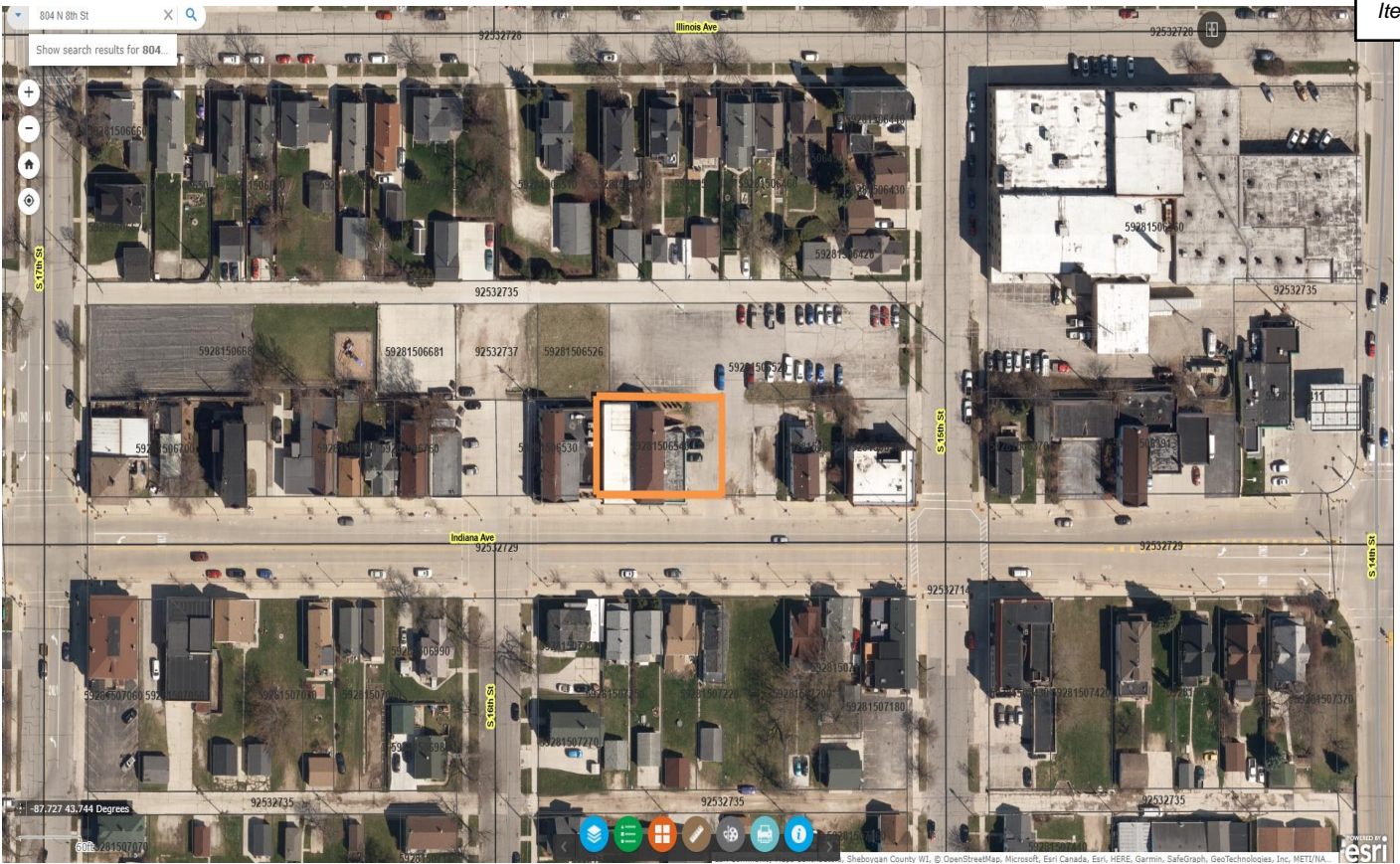


East facing wall. Proposed location of mural.



Projected design on wall. Everything that is black is what will be painted.







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Old World Creamery to construct new building additions and off-site parking lot at 1606 Erie Avenue and parcel #59281205060. UI Zone

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

REPORT DATE: April 8, 2022

MEETING DATE: April 12, 2022

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:

Old World Creamery is proposing construct a new addition and off-site parking lot at 1606 Erie Avenue and parcel #59281205060. The applicant states there are five (5) building additions proposed for this project, one (1) new off-site parking lot and relocation of existing truck scale.

1. Wastewater Building Addition – the applicant states:

- The first building addition is between the existing brick building (original building) and the brick/block Intake building. This addition is called **“Wastewater Building Addition”**. The addition roof area is approximately 2,050 sf.
- The wastewater building will be used to manage our new sewerage treatment system. The equipment that will be installed is the most up to date in wastewater treatment equipment. This addition will house the equipment that will help lower the BODs (Biochemical Oxygen Demand), suspended solids and phosphates in our wastewater. Our goal is to be self-sufficient.
- The Wastewater Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

2. Intake Building Addition:

- The second building addition is called the **“Intake Building Addition”** and is located on the east side of the existing Intake Building. This is also next to and north of the Wastewater Infill Building Addition. Semi tractors and tanker trailers are backed into the Intake Building to unload. Four (4) additional feet will be added to the building to allow

for the overhead garage door to close when the trailer is attached to the tractor. Currently the trailer is disconnected from the tractor during the unloading process so the overhead door can be closed. The front of this building addition will line up with the Wastewater Infill Building Addition.

- Intake Building is a short extension of the existing intake building, which will allow us to close the overhead doors when we are unloading cream or milk. This is a requirement by the Department of Agriculture. Currently, we do not have the depth to this building and therefore we must unhook semi-tractors in order to close the door.
- Intake Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

3. Production Building Addition:

- The third building addition is called the **“Production Building Addition”** and is located on the east side of the existing production building. The location of the proposed addition is in the area of the old and unused loading dock. The area is concrete and asphalt surfaces. The addition roof area is 11,340sf. There are two (2) required emergency exits doors. One is located on the north side of the addition along St Clair Avenue and the second is located on the east side of the addition along N 16 Street.
- Production Building Addition is to manage our buttermilk demand. Buttermilk is a by-product from making butter. We are installing equipment that will remove all solids from the buttermilk. We will then be blending the buttermilk solids with milk to manufacture a cheese product. There will also be equipment added to manufacture cheese.
- Production Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.

4. Silo Building Extension:

- The fourth building addition is called the **“Silo Building Extension”**. This will connect the existing silo building to the proposed Production Building Addition. The extension roof area is approximately 73sf.
- Silo Building Extension is a connection/walkway between the existing silo alcove and the new cheese manufacturing building.
- Silo Building Extension – To be constructed of same materials as existing (face brick) colors to match as close as possible.

5. Infill Building Addition:

- The fifth building addition is called the **“Infill Building”** and is located to the South of the Production addition, which will be used for the storage of products and consists of approximately 3,375 sf.
- Infill Building Addition will be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

6. Parking Lot:

- The employee count on the largest shift is 18. With the building additions, there is an anticipated additional employment of 5 people, for a total of 23. Therefore, a minimum of 23 spaces are required for this development (1 per employee on the largest work shift). The existing parking lot located on-site and at the northwest corner of the project site allows 18 parking spaces.
- There is a vacant residential lot where a house was recently razed to the northeast of the Old World Creamery site. It is located at the southeast corner of the N. 16th Street and St Clair Avenue intersection. This lot is proposed to be used for additional parking. Entrance to the off-site parking lot is from N. 16th Street, similar to the razed house drive entrance. The surface will be asphalt pavement with a concrete drive entrance approach. The proposed lot will provide eight (8) standard parking spaces.
- One (1) handicap parking space will be relocated to the west side of the entrance to the retail shop located along Erie Avenue.
- This provides a total of 27 onsite and off-site parking spaces (18 existing spaces + 8 new off-site parking spaces + 1 relocated handicap space = 27 parking spaces).

7. Existing Truck Scale Relocation:

- With the proposed Production Building Addition, the existing truck scale located at the northeast corner of the parcel will have to be relocated north of the Production Building Addition. The scale allows the tractor and the tanker trailer to be weighed. The entrance approach is concrete and is along N. 16th Street. The exit is concrete and along St. Clair Avenue. This is similar to the existing scale ingress and egress.
- The routing of the tractor and trailer is north bound on N. 16th Street. Then travel onto the scale and exit on St. Clair Avenue. Then the tractor continues along west along St. Clair Avenue, south on N. 17th Street, east on Erie Avenue, and north of N. 16th Street. Then the tractor and trailer backs into the Intake Building to unload.

Access to the facility will remain as currently shown. Products will arrive and be shipped via both straight trucks as well as semi- tractor trailers. It is our intent to handle the shipping and receiving during our normal hours of operation. However, due to the nature our products and the sensitivity to heat, there may be times when receiving takes place after normal hours.

Site lighting will be limited to wall mounted fixtures that match existing.

Old World Creamery is part of a 4th generation family-owned cheese, butter, and dairy manufacturing company that got its start in 1912. The company purchased the old Verifine Dairy Products building in Sheboygan in 2016 and began to manufacture butter from cream at this location. The butter products manufactured here include their line of salted and unsalted butter as well as salted and unsalted Irish butter.

STAFF COMMENTS:

The applicant is requesting several exceptions for the building, scale and parking lot. Based on those requests, staff will be including a condition of approval that requires the applicant to reinstall curb, gutter, sidewalk etc. within the N. 16th Street right-of-way adjacent to the production facility. This area is all hard surface due to this being the former loading/unloading dock. Reinstalling this section of curb, gutter, green boulevard, etc. will improve this section of N. 16th Street along the facility.

The applicant discusses reconstructing the truck scale due to the proposed additions. It appears that the applicant is proposing to utilize a portion of the City of Sheboygan St. Claire Avenue public right-of-way for part of the truck scale entrance off of N. 16th Street. In order to utilize this area of public right of-way, the applicant will be required to obtain an encroachment permit (small triangle at the northeast corner of the property).

Applicant is proposing to install a six (6) foot tall fence to screen the house located at 1529 St. Clair Avenue from the off-street parking area.

Old World Creamery is somewhat limited in terms of land and appears to be adding structures where space allows and where the additions function well with their internal production.

The Plan Commission may want to have the applicant address:

- The approximate timeframe of project – begin, complete, etc.
- How do semi-trailers access the site (scale, loading, unloading, etc.)?
- What is the applicant's intention regarding the fence to be installed on the off-street parking lot (fence to screen the parking lot from the house at 1529 St Clair Avenue)?
- Does Old World Creamery have plans for other potential structures and/or improvements in the future?

The applicant is requesting the following exceptions:

- Production Building Addition to be 10 feet to the east/N. 16th Street property line and six (6) feet for required emergency door and stairs - the minimum building setback to a front/street yard is 25 feet.

The zoning code for the street building setback is 25 feet along N. 16th Street. In comparison the existing brick building closest to the property line along N. 16th Street is 13.95 feet. The existing and proposed buildings are not parallel with the property line along N. 16th Street, therefore the actual setback distances to the buildings will vary. The Production Building Addition will be closest to the property line with a distance of 10.14 feet. The production equipment determines the size of the building. There will be a required emergency door with stairs along the east side of the building addition. This will be 6.18 from the property line.

- Production Building Addition to be 21 feet to the north/St. Clair Avenue property line 16 feet for required emergency door and stairs - the minimum building setback to a front/street yard is 25 feet.

The zoning code for the street building setback is 25' along St. Clair Avenue. In comparison the existing brick building closest to the property line along St. Clair Avenue is 21.93 feet. The proposed Production Building Addition will be almost parallel to the property line and will be 21.96 feet to the property line at the closest point. The building addition is an extension of the existing building. There will be an emergency door with stairs along the north side of the building addition. This will be 16.97' from the property line.

- Intake Building Addition to be 14 feet to the to the east/N. 16th Street property line - the minimum building setback to a front/street yard is 25 feet.

The zoning code for the street building setback is 25 feet along N. 16th Street. In comparison the existing intake building is approximately 18 feet to the N. 16th Street property line. The existing and proposed buildings are not parallel with the property line along N. 16th Street, therefore the actual setback distances to the buildings will vary. The production equipment determines the size of the building.

- Wastewater Treatment Addition to be 13.95 feet to the to the east/N. 16th Street property line - the minimum building setback to a front/street yard is 25 feet.

The zoning code for the street building setback is 25 feet along N. 16th Street. In comparison the existing facility south of this addition is approximately 13.95 feet to the N. 16th Street property line. The existing and proposed buildings are not parallel with the property line along N. 16th Street, therefore the actual setback distances to the buildings will vary. The production equipment determines the size of the building.

- Truck Scale to be zero (0) feet to the property line – Minimum paved surface setback is to the property line.

The zoning code for the street pavement setback is five (5) feet along St Clair Avenue. The existing truck scale will have to be relocated. In comparison, the existing truck scale location is encroaching on the road right-of-way. Considering the grade elevations for the relocated scale and the required truck turning radius, the scale will be positioned along the property line with a zero (0) foot setback. If the scale was positioned closer to the building, the smaller truck turning radius would cause interference between the trailer and the building corner.

- Off-site parking lot pavement setback of five (5) to the St Clair Avenue and N. 16th Street property lines – Minimum paving setback in the NR-6 zone is 10 feet to the property line.

The zoning code for the pavement street setback is 10' along St. Clair Avenue and N. 16th Street. The proposed parking lot is dimensioned with standard 10' x 20' stalls and a 24' wide travel lane and entrance. There is 5' wide x 24' long backup lane on the north end of the parking lot. The parking lot is positioned 11' from the east residential property line and 14.65' from the south residential property line. The parking lot is also positioned further north to allow clearance between the proposed parking lot entrance and the existing residential driveway to the south. The distance from the east property line and pavement

edge will allow for landscaping. The remaining setback distances from the asphalt pavement to the property line along the two streets is five (5) feet.

- Requesting a 7% landscape ratio – Minimum landscape ratio is 10%.

The zoning code landscape surface ratio is a minimum 10% for the Old World Creamery parcel. In comparison the existing landscape surface ratio is approximately 7%. The landscape surface ratio after the building additions and scale relocation will remain approximately 7% because the building addition locations are in areas of existing asphalt and concrete.

- Requesting an exception from the locational landscaping and bufferyard requirements - Applicant shall meet the four (4) locational landscaping and the number of points required.

The zoning code for the landscape points have location requirements. Because there is not green space available in specific areas. Most plantings will be on the east side of the Production Building Addition, the proposed parking lot, and on the parcel not adjacent to the building additions.

ACTION REQUESTED:

Staff recommends approval of the conditional use 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, water, sewer, health, food, State of Wisconsin, 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 department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, 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. Landscaping shall be installed prior to issuance of an occupancy permit.
6. If using dumpsters, the 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. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall obtain the necessary sign permits prior to installation.
11. Applicant shall install individual letter signs – no cabinet or flat panel signs.
12. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed fence design, the matter may be brought back to the Plan Commission for their consideration.

13. The installation of the six (6) foot tall fence on the east property line of the off-site parcel shall start/terminate at the northwest corner of the home located at 1529 St. Clair Avenue (no closer to the street yard than the northwest corner of the home).
14. All areas used for parking/maneuvering of vehicles shall be paved.
15. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
16. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
17. 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.).
18. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
19. Applicant shall be required to obtain the necessary encroachment to utilize and improve St. Clair Avenue public right-of-way for the truck scale (including, but not limited to ingress/egress, parking, driveway openings, curb, gutter, sidewalk, pavement, utilities, landscaping, grading, etc.). Applicant shall work with City Development and Engineering staff to determine the specifications that the proposed improvements shall meet. No building permits shall be issued until such time as the encroachment has been obtained.
20. 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.
21. 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.).
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. All Semi-trucks shall use designated truck routes in the City of Sheboygan.
25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
26. 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.
27. Applicant shall be required to obtain the required approval for future additions and/or improvements to the facility/property (conditional use permits, building permits, etc.).
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
29. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

PARCEL NO.

2052607 205060

MAP NO.

ZONING CLASSIFICATION:

UT & NR-6

Office Use Only

Item 7.

APPLICATION/FILE NO.

REVIEW DATE:

3/15/22

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Old World Creamery LLCADDRESS: 1606 Erie AveE-MAIL: steve@owcreamery.comPHONE: (920) 550-4443

FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Old World CreameryADDRESS OF PROPERTY AFFECTED: 1606 Erie AvenueLEGAL DESCRIPTION: See attached land records for legal descriptionAlso see site plan for description.BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE:manufacturing facility making butterDETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE:proposed manufacturing facility making butter and cheese, additional employee parkingBRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Please refer to architectural report and site plan

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? _____

While being independent of its location it meets all of the beautification specs within the city's master plan, it's simply an extension of the existing operation. _____

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? _____

Adverse Impact _____

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

For the building additions, no Use change. Parking lot complies with Conditional Use. _____

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. _____

Yes _____

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

OWNER OF SITE: Steve Knaus - Managing Member

ADDRESS: 1606 Erie Ave **E-MAIL:** steve@owcreamery.com

ARCHITECT: Bayland Buildings Inc. - David Obrien

ADDRESS: PO Box 13571 Green Bay **E-MAIL:** dobrien@baylandbuildings.com

CIVIL ENG: Wagner Excavating - Craig Rusch

ADDRESS: 3437 Paine Ave Sheboygan **E-MAIL:** crusch@digwagner.com

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

DATE

PRINT ABOVE NAME

Old World Creamery

Building Additions:

There are four building additions proposed for this project. The purpose and use are described elsewhere in this narrative.

The first building addition is between the existing brick building (original building) and the brick/block Intake building. This addition is called **“Waste Water Building”**. The addition roof area is approximately 2,050 sf.

The second building addition is called the **“Intake Building Addition”** and is located on the east side of the existing Intake Building. This is also next to and north of the Infill Building Addition. Semi tractors and tanker trailers are backed into the Intake Building to unload. Four additional feet will be added to the building to allow for the overhead garage door to close when the trailer is attached to the tractor. Currently the trailer is disconnected from the tractor during the unloading process so the overhead door can be closed. The front of this building addition will line up with the Infill Building Addition.

The third building addition is called the **“Production Building Addition”** and is located on the east side of the existing production building. The location of the proposed addition is in the area of the old and unused loading dock. The area is concrete and asphalt surfaces. The addition roof area is 11,340 sf. There are two required emergency exist doors. One is located on the north side of the addition along St Clair Avenue and the second is located on the east side of the addition along N 16 Street.

The fourth building addition is called the **“Silo Building Extension”**. This will connect the existing silo building to the proposed Production Building Addition. The extension roof area is approximately 73 sf.

The fifth building addition is called the **“Infill Building”** and is located to the South of the Production addition, which will be used for the storage of products and consists of approximately 3,375 sf.

Parking and Employee Count:

The employee count on the largest shift is 18. With the building additions, there is an anticipated additional employment of 5 people, for a total of 23. Therefore, a minimum of 23 spaces are required for this development. The existing parking lot located on-site and at the northwest corner of the project site allows 18 parking spaces. There is a vacant residential lot where a house was recently razed to the northeast of the Old World Creamery site. It is located at the southeast corner of the N 16th Street and St Clair Avenue intersection. This lot will be used for the proposed additional parking. Entrance to the parking lot is from N 16th Street, similar to the razed house drive entrance. The surface will be asphalt pavement with a concrete drive entrance approach. The proposed lot will provide 8 standard parking spaces. There is space on the existing asphalt surface, between the Intake Building and the Proposed Production Building Addition for 3 standard and 1 handicap parking space. This provides a total of 12 proposed parking spaces. Adding the existing 18 spaces will total 30 parking spaces.

Existing Truck Scale Relocation:

With the proposed Production Building Addition, the existing truck scale located at the northeast corner of the parcel will have to be relocated north of the Production Building Addition. The scale allows the tractor and the tanker trailer to be weighed. The entrance approach is concrete and is along N 16th Street. The exit is concrete and along St Clair Avenue. This is similar to the existing scale ingress and egress. The routing of the tractor and trailer is north bound on N 16th Street. Then travel onto the scale and exit on St Clair Avenue. Then the tractor continues along west along St Clair Avenue, south on N 17th Street, east on Erie Avenue, and north of N 16th Street. Then the tractor and trailer backs into the Intake Building to unload.

Zoning Setback Variance Requests and Descriptions:

Old World Creamery Building Additions and Scale Relocation – Urban Industrial UI Zoning District

The zoning code for the street building setback is 25' along N 16th Street. In comparison the existing brick building closest to the property line along N 16th Street is 13.95'. The existing and proposed buildings are not parallel with the property line along N 16th Street, therefore the actual setback distances to the buildings will vary. The Production Building Addition will be closest to the property line with a distance of 10.14'. The production equipment determines the size of the building. There will be a required emergency door with stairs along the east side of the building addition. This will be 6.18' from the property line.

1. Variance Request – Building Street Setback along N 16th Street from 25' to 6.18'

The zoning code for the street building setback is 25' along St Clair Avenue. In comparison the existing brick building closest to the property line along St Clair Avenue is 21.93'. The proposed Production Building Addition will be almost parallel to the property line and will be 21.96' to the property line at the closest point. The building addition is an extension of the existing building. There will be an emergency door with stairs along the north side of the building addition. This will be 16.97' from the property line.

2. Variance Request – Building Street Setback along St Clair Avenue from 25' to 16.97'

The zoning code for the street pavement setback is 5' along St Clair Avenue. The existing truck scale will have to be relocated. In comparison, the existing truck scale location is encroaching on the road right-of-way. Considering the grade elevations for the relocated scale and the required truck turning radius, the scale will be positioned along the property line with a 0' setback. If the scale was positioned closer to the building, the smaller truck turning radius would cause interference between the trailer and the building corner.

3. Variance Request – Pavement Street Setback along St Clair Avenue from 5' to 0'

Proposed Parking Lot – Neighborhood Residential 6 NR6 Zoning District

The zoning code for the pavement street setback is 10' along St. Clair Avenue and N 16th Street. The proposed parking lot is dimensioned with standard 10' x 20' stalls and a 24' wide travel lane and

entrance. There is 5' wide x 24' long backup lane on the north end of the parking lot. The parking lot is positioned 11' from the east residential property line and 14.65' from the south residential property line. The parking lot is also positioned further north to allow clearance between the proposed parking lot entrance and the existing residential driveway to the south. The distance from the east property line and pavement edge will allow for landscaping. The remaining setback distances from the asphalt pavement to the property line along the two streets is 5.00'.

4. Variance Request – Pavement Street Setback along N 16th Street from 10' to 5'

5. Variance Request – Pavement Street Setback along St Clair Avenue from 10' to 5'

The zoning code for the Old World Creamery parcel landscape surface ratio is 10% minimum. In comparison the existing landscape surface ratio is approximately 7%. The landscape surface ratio after the building additions and scale relocation will be approximately 7% because the building addition locations are in areas of existing asphalt and concrete.

6. Variance Request – Landscape Surface Ratio from 10% to 7%

The zoning code for the landscape points have location requirements. Because there is not green space available in specific areas. Most plantings will be on the east side of the Production Building Addition, the proposed parking lot, and on the parcel not adjacent to the building additions.

7. Variance Request – Landscape point locations not comply

Utility Work:

Building additions – onsite private water, storm, and sanitary modifications. The storm water will be collected and routed through a new storm sewer pipe and connected to the existing 18" storm sewer main on St Clair Avenue. The outlet for the sanitary will remain the same connecting to the sanitary sewer main along N 16th Street. Water service for the additions will come from the existing buildings. The existing transformers located within the Infill Building Addition will be removed and a new transformer will be installed directly to the East of the new Infill Building.

Stormwater Management:

The amount of impervious surface increase for the building additions, scale relocation, and proposed parking lot is less than 1, 000 sf. Therefore, storm water management is not required for this site development. The building additions will be at existing asphalt and concrete surfaces. The parking lot will be where an existing building, concrete walks, and drive were recently removed.

Lighting Plan:

A lighting plan will be prepared by the electric subcontractor. There is a proposed light pole for the proposed parking lot. Other new lighting will be mounted on the existing and proposed building walls.

Signage:

No signage anticipated for this project

Landscaping:

The landscape designer will prepare the Landscape Plan per the code requirements. A proposed wood fence will be installed from the existing fence that is east of the proposed parking. The fence will be parallel to the east property line and be constructed to the north property line.

Architectural Features:

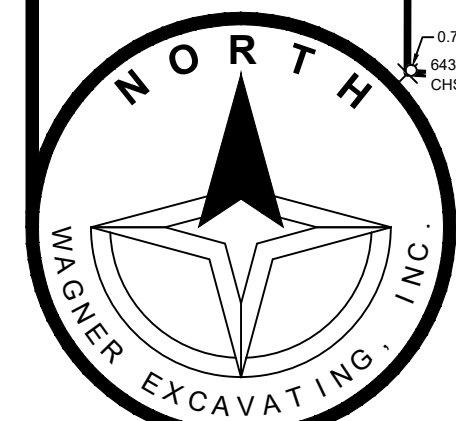
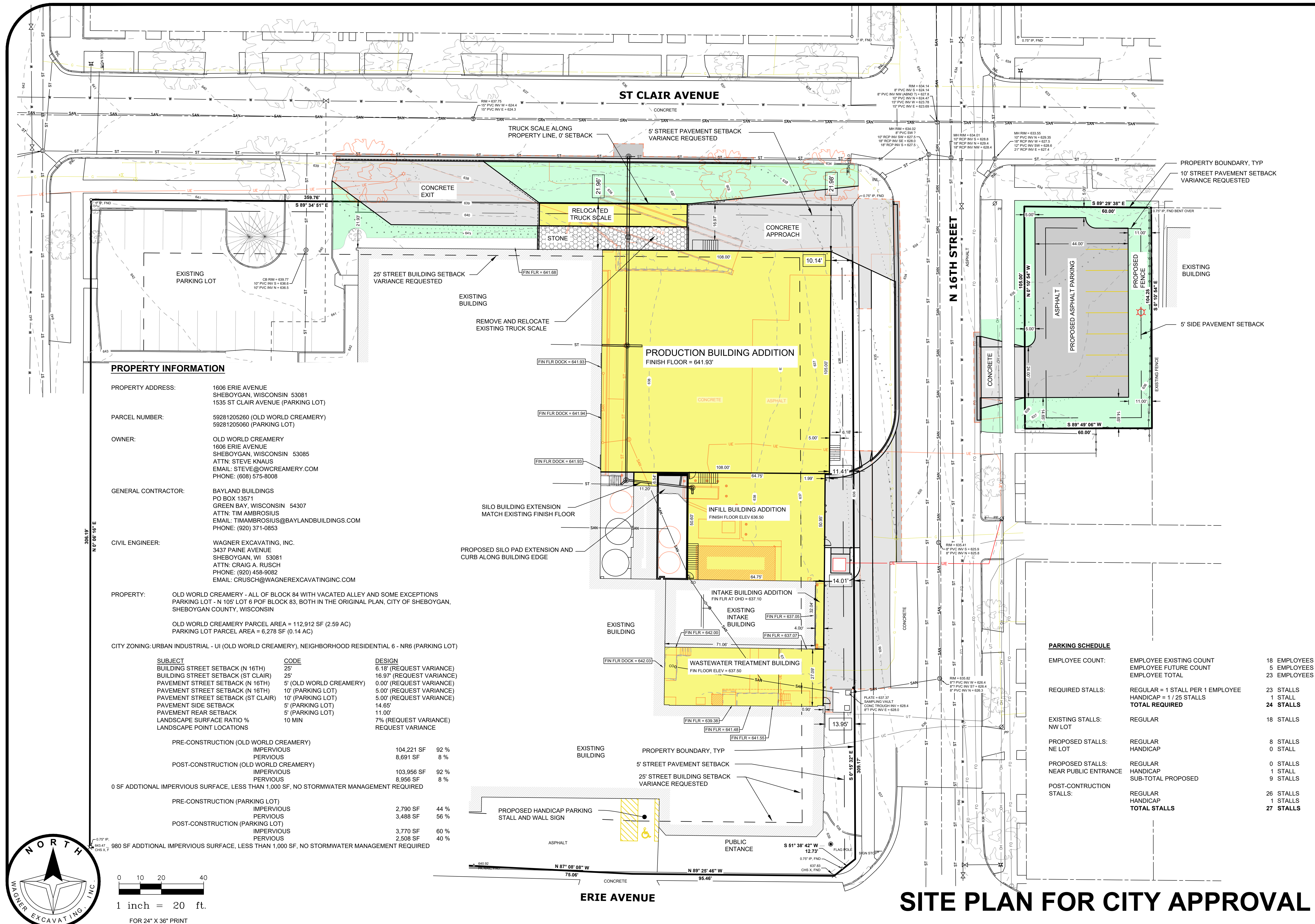
Infill Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Intake Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Production Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Silo Building Extension – To be constructed of same materials as existing (face brick) colors to match as close as possible

Waste Water Treatment building to be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.



0 10 20 40
1 inch = 20 ft.
FOR 24" X 36" PRINT

No.	Revision	Date
5		
4		
3		
2		
1		

Wagner EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WI 53081
(920) 458-9082

DESIGNED BY:
CRAIG A. RUSCH

Building Addition
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin

DATE
3/22/22

1

P.O. BOX 13571 GREEN BAY, WI 54303
(920) 498-9300 FAX (920) 498-3031
www.baylandbuildings.com

PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

JOB NUMBER: 22-2438

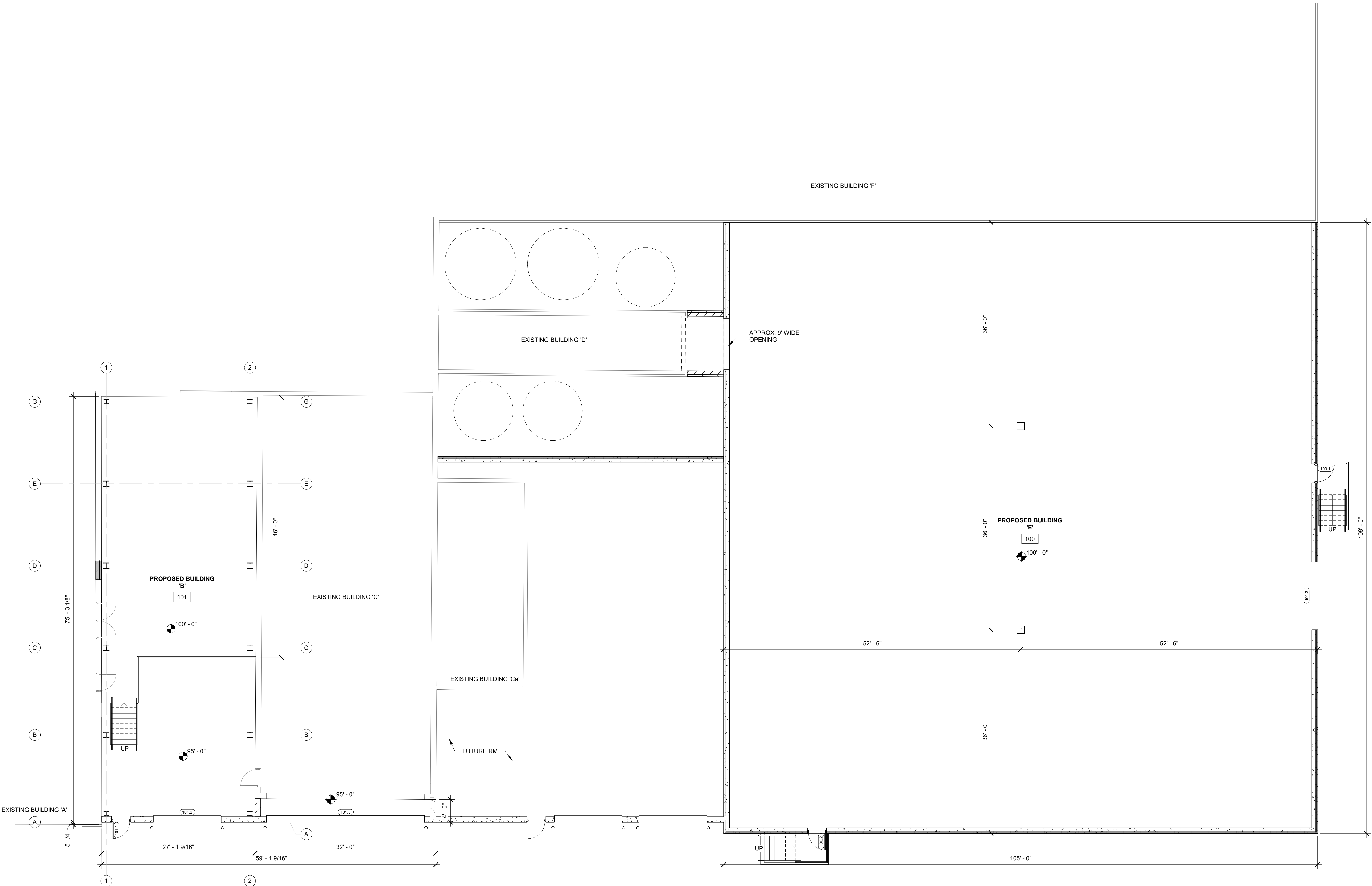
DRAWN BY: L J F

DATE: 03-21-22

REVISIONS

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	BID SET
<input checked="" type="checkbox"/>	DESIGN REVIEW
<input type="checkbox"/>	CHECKSET
<input type="checkbox"/>	CONSTRUCTION

A1.0





BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

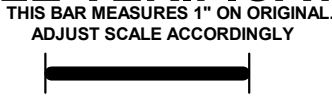
DESIGN & BUILD GENERAL CONTRACTOR

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SCALE VERIFICATION



NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-2438

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920) 371-0853

DRAWN BY: LJP

DATE: 03-21-22

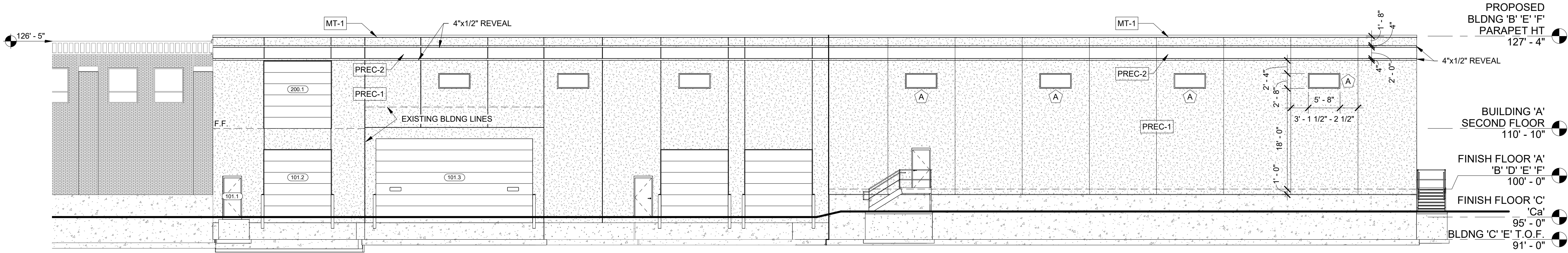
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
- ☐ BID SET
- ☒ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

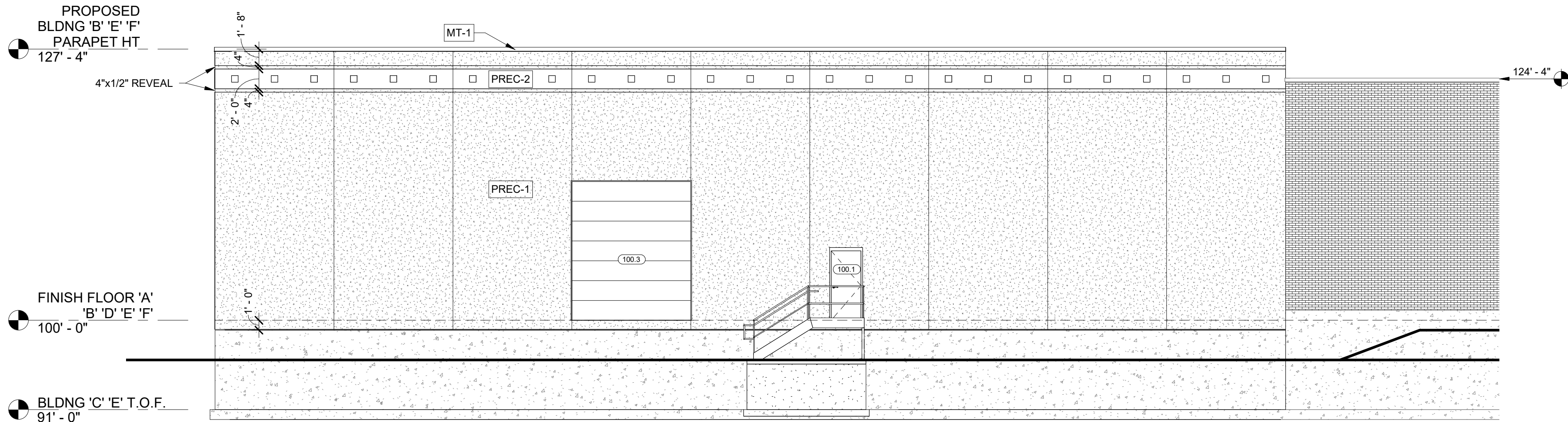
EXTERIOR ELEVATIONS

A2.0



BUILDING ELEVATION - EAST

1 /A2.0 SCALE = 3/32" = 1'-0"



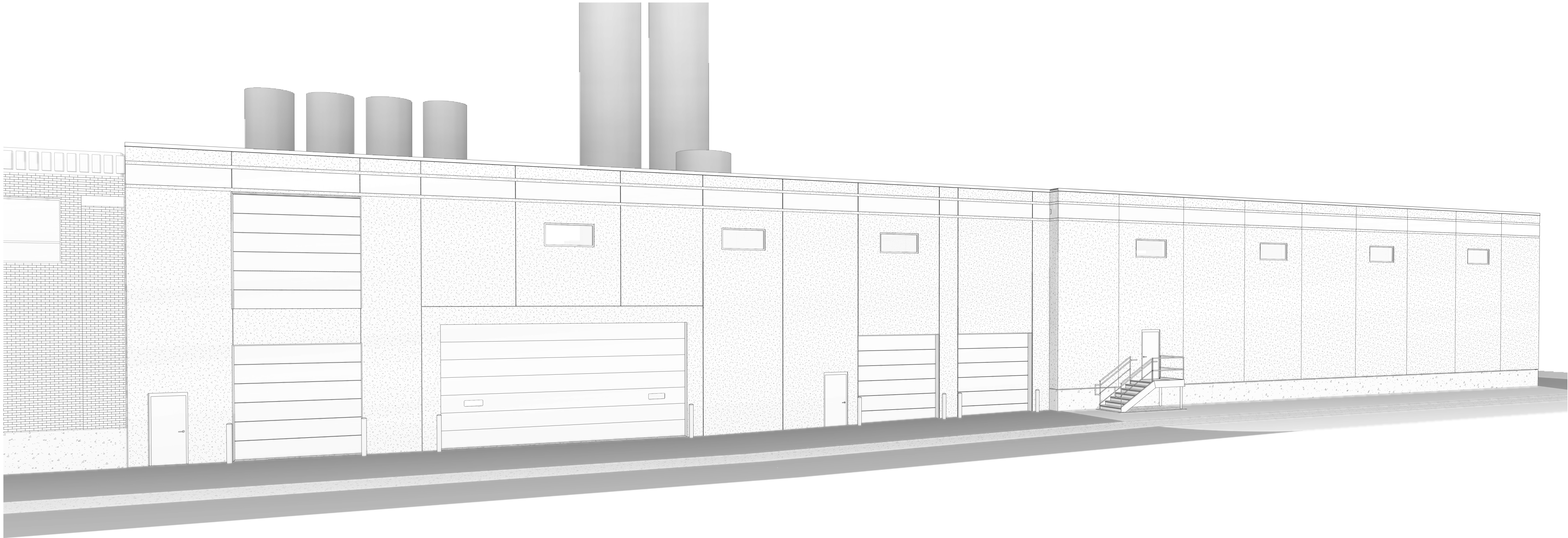
BUILDING ELEVATION - NORTH

PHASE #1

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

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
PREC-1	LOCATION: TILT-UP WALLS MATERIAL: PRECAST PANEL SUPPLIER: VERIFY COLOR: TAN BLEND COMMENTS: EXPOSED AGGREGATE
PREC-2	LOCATION: TILT-UP WALLS MATERIAL: PRECAST PANEL SUPPLIER: VERIFY COLOR: GREY COMMENTS: SANDBLASTED SMOOTH



PERSPECTIVE VIEW ONLY



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

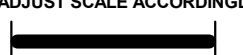
PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY



NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-2438

PROJECT EXECUTIVE: TIM AMBROSIOUS
(920) 371-0853

DRAWN BY: LJP

DATE: 03-21-22

REVISIONS:

ISSUED FOR: CHECKED **DATE:**
BY:

- ☐ PRELIMINARY
- ☐ BID SET
- ☒ DESIGN REVIEW
- ☐ CHECKSET
- ☐ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1

>











