



CITY PLAN COMMISSION AGENDA

April 25, 2023 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.

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 April 11, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use and Sign Permit with exceptions by Sign Effectz, Inc. to install new signage at the Qdoba located at 3551 Washington Avenue S. Frontage Road.
6. Application for Conditional Use Permit with exceptions by Nap4, LLC to operate a NAPA Auto Parts Store at 3619 Washington Avenue S. Frontage Road.
7. Application for Conditional Use with exceptions by Quasius Construction to construct a new covered drive thru canopy at Camp Evergreen located at 2776 N. 31st Place.

NEXT MEETING

8. May 9, 2023

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*

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, April 11, 2023

MEMBERS PRESENT: Mayor Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Alderperson Trey Mitchell and Jerry Jones

EXCUSED: Dave Hoffman

STAFF/OFFICIALS PRESENT: Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict

MINUTES

4. Approval the Plan Commission minutes from March 28, 2023

Motion by Jerry Jones, second by Kimberly Meller to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by General Capital Group to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection.

Motion by Ryan Sazama, second by Alderperson Mitchell to approve 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, DNR, State of Wisconsin, 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 is responsible to ensure that the proposed buildings are meeting all Federal, State and Local codes pertaining to hazardous materials and contamination.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. 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.
5. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan and are in addition to the required development landscape plan

points (not counted as landscape plan points). If any street trees are removed for the project, applicant will be required to reinstall those street trees.

6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the first apartment building to be occupied.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. Fencing and retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant is required to submit specific fence and retaining wall details to staff. If staff has any concerns with the fence and/or retaining wall design, the matter may be brought back to the Plan Commission for their consideration (fencing and retaining wall need a decorative design).
9. 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.).
10. 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.
11. 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.
12. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
13. Applicant shall be permitted a freestanding monument sign for the site. The sign shall meet the monument sign requirements.
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 shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and improved to standard City specifications.
17. 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.
18. 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, relocation of street lights, grading, etc.).
19. 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.).
20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. 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).
23. **City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.**
24. 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.

25. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use building approvals/permits prior to occupancy (future tenants, if any)
26. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
27. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
28. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and that General Capital Group is the owner of the parcel.
29. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
30. If the applicant does not proceed with either phase, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
31. 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 and/or architectural review application reflecting those amendments.
32. Applicant will have an executed developer's agreement prior to building permit issuance.

Exceptions granted:

- To have a minimum lot area of 997sf per unit for 1.9 acres (just the apartments)
- To have a minimum lot area of 819sf per unit for 1.9 acres (apartments and townhomes)
- To have a building height of 57 feet
- To have 118 parking spaces
- From the locational landscaping bufferyard requirements. Landscape Plan still required and required point must be met.

Motion carried.

6. Application for Conditional Use Permit with exceptions by Kara Ottum to construct two (2) new single-family dwellings at the northwest intersection of N. 8th Street and Huron Avenue.

Motion by Jerry Jones, second by Alderperson Mitchell to approve with the following conditions:

1. Applicant shall obtain all licenses and building permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, environmental, State of Wisconsin, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant is required to meet all requirements regarding the contamination on the property and will address any concerns and/or issues accordingly with the DNR.
3. Prior to building permit issuance for either house, the applicant shall show the contamination location on the survey in order for the building department to verify the house is located outside of the contaminated area.
4. Building permits shall be issued if and only if the applicant submits plans very similar to those plans submitted to and approved by the Plan Commission (design, materials, colors, location, square footage, exceptions, etc.). However, if the applicant changes the general design concepts, the site plan, lot configurations, location, etc. and/or if staff has any concerns with the proposal, the matter may be brought back to the Plan Commission for their consideration.
5. Maximum size accessory building/shed shall be 200sf and shall be compatible design to match that of the house.

6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping/hardscaping.
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 improved to standard City specifications (Huron Avenue and 8th Street).
11. Applicant will obtain all required permits/approvals prior to constructing the driveway, parking area, hardscape area, etc. including but not limited to building permit, site plan, storm water, etc.
12. Vehicles parked on the driveway of the southern lot must be completely located on the lot and not within the City of Sheboygan N. 8th Street sidewalk/public right-of-way.
13. 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.
14. 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.
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, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
16. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout.
17. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
18. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
19. 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.
20. If there are any amendments including but not limited to the approved use, building design, floor plans, site plans, lot configuration, exceptions, etc., the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

Coach House (northern lot)

- To have a 4,480sf foot lot
- To have a 56-foot lot width
- To have a front street yard setback of 10 feet from Huron Avenue
- To have a rear yard setback of seven (7) feet
- To have an interior sidewalk that has a zero (0) foot setback to the property line
- To have a minimum single-family house footprint as presented on site plan which is less than 24 x 40 (approximately 27 x 39)

Kara's House (southern lot)

- To have a 5,040sf foot lot
- To have a 46-foot lot width
- To have a front yard setback of 10 feet from N. 8th Street
- To have a rear yard setback of eight (8) feet (west yard)
- To have an interior sidewalk that has a zero (0) foot setback to the property line

- To have a minimum single-family house footprint as presented on site plan which is less than x 40 (approximately 21 x 60 without including garage)

Motion carried.

7. Application for Conditional Use and Sign Permit with exceptions by RLO Sign, Inc. to install a new electronic readerboard monument sign at the new BP Service Station located at 1441 N. 26th Street.

Motion by Alderperson Mitchell, second by Kimberly Meller to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. The sign shall meet the minimum 12-foot setback to the N. 26th Street property line, 24 feet from the face of curb on Superior Avenue and be located outside the 15 foot vision triangle. It is the applicant's responsibility to insure the sign meets the required setbacks.
5. The maximum height of the sign shall be eight (8) feet tall (top of sign to grade).
6. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
7. Any future wall signage shall be individual letter signs (no flat panel or interior lit cabinet signs).
8. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

8. R. O. No. 128-22-23 by City Clerk submitting an application from Jack VanDerWeele for a change in zoning classification for property on Pershing Avenue - Parcel No. 59281012240 from Suburban Residential (SR-3) to suburban Residential (SR-5) Classification.

Motion by Jerry Jones, second by Ryan Sazama to recommend approval. Motion carried.

9. Gen. Ord. No. 30-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue – Parcel #59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification.

Motion by Jerry Jones, second by Alderperson Mitchell to recommend approval. Motion carried.

NEXT MEETING

10. April 25, 2023

ADJOURN

11. Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Mitchell to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:51 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Sign Effectz, Inc. to install new signage at the new Qdoba located at 3551 Washington Avenue S. Frontage Road. SC Zone

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

REPORT DATE: April 21, 2023 **MEETING DATE:** April 25, 2023

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:

Sign Effectz, Inc. is proposing to replace and install new signage at the new Qdoba located at 3551 Washington Avenue S. Frontage Road. The applicant states:

- Qdoba is in the process of updating their corporate image in many of their Wisconsin locations. The signs currently at the Sheboygan store were permitted and installed in 2013. At that time, we were allowed (3) three wall signs on the North, South, and East Elevations.
- At that time, the stores were identified as “Qdoba Mexican Grill”. The current store identification is “Qdoba Mexican Eats”.
- The three (3) new signs will be 51sf (3.3 x 15.5) interior lit, individual letter signs.

STAFF COMMENTS:

The applicant is requesting an exception to have three (3) wall signs – The maximum number of wall signs is two (2).

The applicant believes the three (3) wall signs are justified for the following reasons:

The North and East Elevations:

- The South Frontage Road has a “S” curve that wraps around the building. Both the North and East Elevations have a significant exposure to the South Frontage Road.

- When traveling West on the South Frontage Road, the driver is heading directly towards the East Elevation of the building.
- When traveling East on the South Frontage Road, the driver is first exposed to the North Elevation of the building.
- There is a secondary road that goes South off the Frontage Road that leads to the Qdoba parking lot, as well to parking for multiple other businesses in the area.
- The signs on the North and East Elevations are necessary to ensure a safe transition from the South Frontage Road, to the Qdoba parking area, for any individual who wants to go to this Qdoba location.

The South Elevation:

- The South Elevation has significant exposure to the businesses in the surrounding area.
- The South Elevation is the primary side of the building; both the parking lot and the Main Entrance are located on this elevation.
- Not identifying the South Elevation with signage could lead to unnecessary confusion for customers.

To summarize, given the location of the Qdoba Mexican Eats store in relationship to the South Frontage Road and the parking lot entrance, the three (3) signs are necessary to properly identify the store. The fact there have been three (3) signs on this store since 2013 should indicate that these signs have not caused any undue hardship to the public while honoring the spirit of the sign codes for the SO Zone.

Staff does not object to the proposal.


ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. Raceway for individual letter signs shall match the color of the building (white/cream).
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).

ATTACHMENTS:

Conditional Use Permit Application and required 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 5.</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) Sign Effectz, Inc.		Authorized Representative Eric Rohs	
Title Project Coordinator			
Mailing Address 1827 W Glendale Avenue	City Milwaukee	State WI	ZIP Code 53209
Email Address ericr@signeffectz.com		Phone Number (incl. area code) 262 220-9220	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) PH Sheboygan LLC		Contact Person Coral Strakbein	
Title Executive Assistant			
Mailing Address 241 N. Broadway, Suite 501	City Milwaukee	State WI	ZIP Code 53202
Email Address cstrakbein@roaring-fork.com		Phone Number (incl. area code) 414-962-4200 Ext. 141	
SECTION 3: Project or Site Location			
Project Address/Description 3551 Washington Avenue, S Frontage Rd.		Parcel No. 59281479119	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Qdoba Mexican Eats		
Existing Zoning:	Suburban Office (SO)		
Present Use of Parcel:	Qdoba Mexican Eats restaurant		
Proposed Use of Parcel:	Qdoba Mexican Eats restaurant		
Present Use of Adjacent Properties:	Family Dental Care, Walmart, Dalton Carpet Outlet		
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) Eric Rohs - Sign Effectz, Inc		Title Project Coordinator	Phone Number 262-220-9220
Signature of Applicant <i>Eric Rohs</i>		Date Signed 3/24/23	

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.

April 3rd, 2023

City of Sheboygan
Planning & Development
828 Center Avenue, Suite 208
Sheboygan, WI 53081

RE: Qdoba Mexican Eats, 3551 Washington Avenue S. Frontage Road Conditional Use

Dear Plan Commission,

Sign Effectz, Inc., acting as an agent for PH Sheboygan, LLC. / Qdoba Mexican Eats is requesting the Plan Commission's consideration of our Application for Conditional Use.

As per Section 15.806(4)(a)(i) of the sign code, the maximum number of On-Building Signs in a SO Zoning District is (2) Two.

Qdoba is in the process of updating their corporate image in many of their Wisconsin locations. The signs currently at the Sheboygan store were permitted and installed in 2013. At that time, we were allowed (3) Three wall signs on the North, South, and East Elevations. At that time, the stores were identified as "Qdoba Mexican Grill". The current store identification is "Qdoba Mexican Eats".

We feel the (3) Three On-Building Signs at this location are justified for the following reasons:

- The North and East Elevations
 - The South Frontage Road has a "S" curve that wraps around the building. Both the North and East Elevations have a significant exposure to the South Frontage Road.
 - When traveling West on the South Frontage Road, the driver is heading directly towards the East Elevation of the building.
 - When traveling East on the South Frontage Road, the driver is first exposed to the North Elevation of the building.
 - There is a secondary road that goes South off the Frontage Road that leads to the Qdoba parking lot, as well to parking for multiple other businesses in the area.
 - The signs on the North and East Elevations are necessary to ensure a safe transition from the South Frontage Road, to the Qdoba parking area, for any individual who wants to go to this Qdoba location.

- The South Elevation
 - The South Elevation has significant exposure to the businesses in the surrounding area.
 - The South Elevation is the primary side of the building; both the parking lot and the Main Entrance are located on this elevation.
 - Not identifying the South Elevation with signage could lead to unnecessary confusion for customers.

To summarize, given the location of the Qdoba Mexican Eats store in relationship to the South Frontage Road and the parking lot entrance, the (3) Three signs are necessary to properly identify the store. The fact there have been (3) Three signs on this store since 2013 should indicate that these signs have not caused any undue hardship to the public while honoring the spirit of the sign codes for the SO Zone.

Thank you for your consideration.

Respectfully,



Eric Rohs
Project Coordinator
Sign Effectz, Inc
262-220-9220

[15545-01] QDOBA-SHEBOYGAN-CH1:

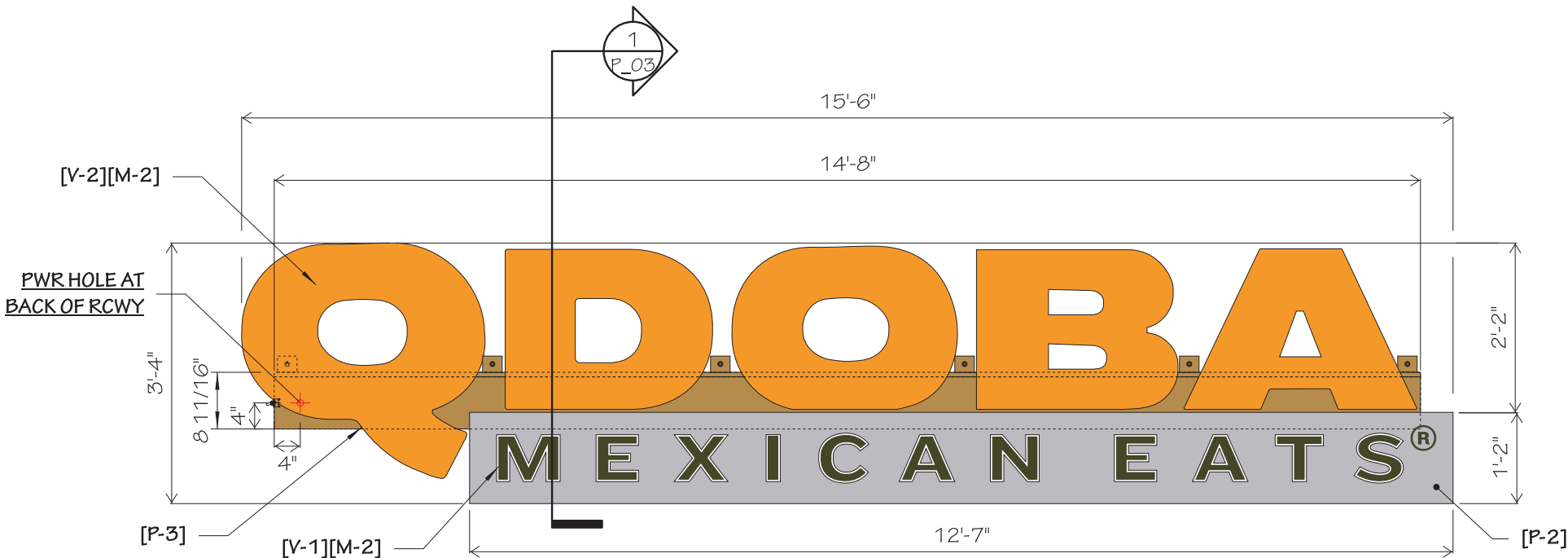
(3) REQ'D

FABRICATE & INSTALL (3) SETS FACE-LIT, RACEWAY-MOUNTED CHANNEL LETTERS.

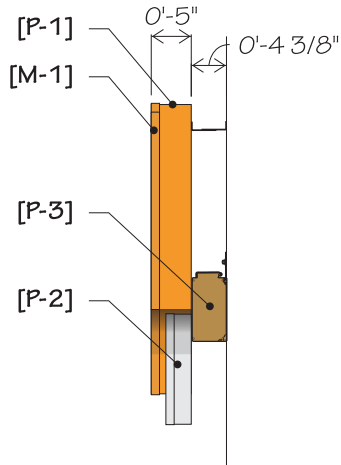
- 3'-4" X 15'-6", (QDOBA = 26" TALL LETTERS).
- "MEXICAN EATS" IS ALUM CABINET, ROUTED FACE BACKED W/ WHITE ACRYLIC. MOUNTS TO LOWER SECTION OF RACEWAY. (INCLUDES REMOVAL OF EXISTING RACEWAY-MOUNTED LETTERS)

COLOR SCHEDULE (CHANNEL LETTERS):

- [P-1]** MAP SATIN FINISH, PTM
3M 3630-144 'POPPY ORANGE' (CH-LET. RETURNS)
- [V-1]** 3M OPAQUE WHITE BLOCKOUT FILM,
MAP SATIN FINISH, PTM PANTONE 5743 C 'DK GREEN'
- [P-2]** MAP SATIN 'BRUSHED ALUM'
PAINTED FINISH (CHANNEL BOX & RETAINERS)
- [V-2]** 3M 3630-144 'POPPY ORANGE'
TRANSLUCENT VINYL FILM (CHANNEL LETTER FACES)
- [P-3]** MAP SATIN PAINTED FINISH , PTM
SW 6131 "CHAMOIS" (RACEWAY/HARDWARE)
- [M-1]** 'MANGO' TRIM CAP (CHANNEL LETTERS)
- [P-4]** MAP SATIN FINISH , PTM BENJAMIN MOORE
#1651 "NEW PROVIDENCE NAVY"
- [M-2]** #7328 WHITE ACRYLIC (CHANNEL LETTER FACES)
- [M-3]** .150" THK WHITE POLYCARBONATE



1 52SF - RACEWAY-MOUNT CHANNEL LETTERS - NORTH. ELEV.
P_01 (1) REQ'D 1/2" = 1' - 0" Scale



2 SIDE VIEW
P_01 1/2" = 1' - 0" Scale

Item 5.

1827 W. Glendale Ave. Milwaukee, WI 53209

414.264.5504

414.262.5564

www.signeffectz.com

Disclaimer:
THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY. NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Roaring Fork - Qdoba - Sheboygan

[15545-01] QDOBA-SHEBOYGAN-CH1 - Qdoba - Sheboygan - Washington Ave - Channel Letters:
Fabricate & Install (3) sets Face-Lit, Raceway-mounted Channel Letters.
• 3'-4" x 15'-6", (QDOBA = 26" Tall letters)
• "Mexican Eats" is Alum cabinet, routed face backed w/ white acrylic. Mounts to lower section of raceway.
• Includes removal of existing letters

[15545-02] PERMIT PROCUREMENT:

Project Address:
Qdoba
3551 Washington Ave.
Sheboygan, WI 53081

Billing Address:
Roaring Fork! LLC
241 North Broadway Ste 501
Milwaukee, WI 53202

Rev.	Description	Date	Init
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			

Project Notes:
NEW SIGN OF SIM SQ. FT. TO REPLACE EXISTING.

Copyright © 2023 Sign Effectz Inc. All Rights Reserved

AAE	DLN	NB	<input type="checkbox"/> SRFR	<input type="checkbox"/> CUSTOMER APPROVAL
DRAWN BY:	MGR:	CHK BY:	<input type="checkbox"/> PERMIT	<input type="checkbox"/> SURVEY
			<input type="checkbox"/> ENG	

DATE: 03/21/23SCALE: 1/2" = 1' - 0"

B	36636119	P_ 01	00
SIZE.	PROJECT NO:	SHEET NO:	REV

PRODUCTION RELEASE NO: 1VERSION: 0

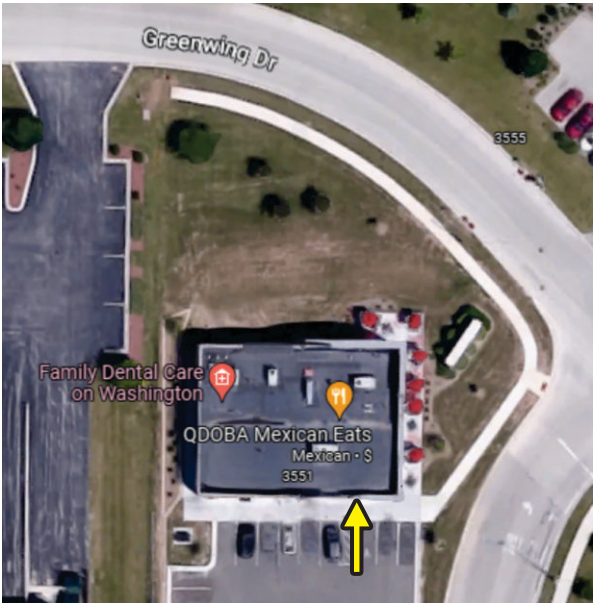
15741	15545	12
ESTIMATE NO:	WORK ORDER NO.	ITEM

D

C

B

A



1 SOUTH ELEV. - RACEWAY CHANNEL LETTERS
P_02 (1) REQ'D 1/8" = 1' - 0" SCALE

1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffectz.com

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Roaring Fork - Qdoba - Sheboygan

[15545-01] QDOBA-SHEBOYGAN-CH1 - Qdoba - Sheboygan - Washington Ave - Channel Letters:
Fabricate & Install (3) sets Face-Lit, Raceway-mounted Channel Letters.
• 3'-4" x 15'-6", (QDOBA = 26" Tall letters)
• "Mexican Eats" is Alum cabinet, routed face backed w/ white acrylic. Mounts to lower section of raceway.
• Includes removal of existing letters

[15545-02] PERMIT PROCUREMENT:

Project Address:
Qdoba
3551 Washington Ave.
Sheboygan, WI 53081

Billing Address:
Roaring Fork! LLC
241 North Broadway Ste 501
Milwaukee, WI 53202

Rev.	Description	Date	Init
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Project Notes:
NEW SIGN OF SIM SQ. FT. TO REPLACE EXISTING.

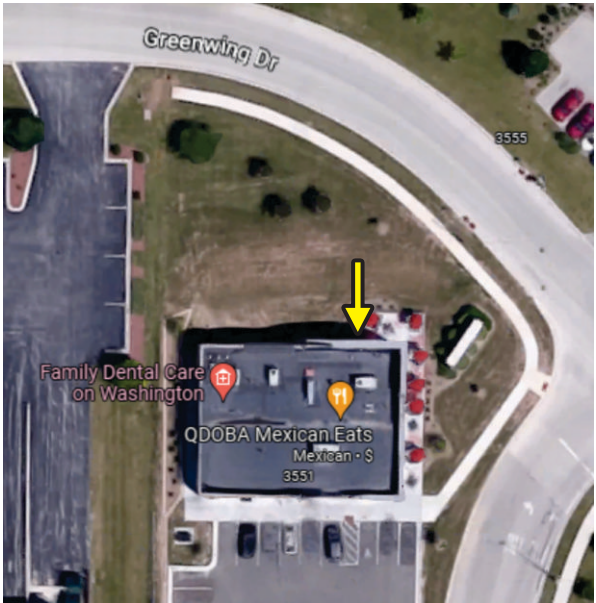
Copyright © 2023 Sign Effectz Inc. All Rights Reserved			
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DATE: 03/21/23	SCALE: 1/8" = 1' - 0"		COMPLETED:
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PRODUCTION RELEASE NO: 1		VERSION: 0	
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ESTIMATE NO:	WORK ORDER NO.	ITEM	

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SignEffe

Item 5.

 1827 W. Glendale Ave. Milwaukee, WI 53209

 414.264.5504

 414.262.5564

 www.signeffectz.com

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3551 Washington Ave.
Sheboygan, WI 53081

Billing Address:
Roaring Fork! LLC
241 North Broadway Ste 501
Milwaukee, WI 53202

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Project Notes:
NEW SIGN OF SIM SQ. FT. TO REPLACE EXISTING.

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AAE

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NB

☐ SRFR

☐ CUSTOMER APPROVAL

☐ PERMIT

☐ SURVEY

☐ ENG

DRAWN BY:

MGR:

CHK BY:

COMPLETED:

DATE: 03/21/23

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SIZE.

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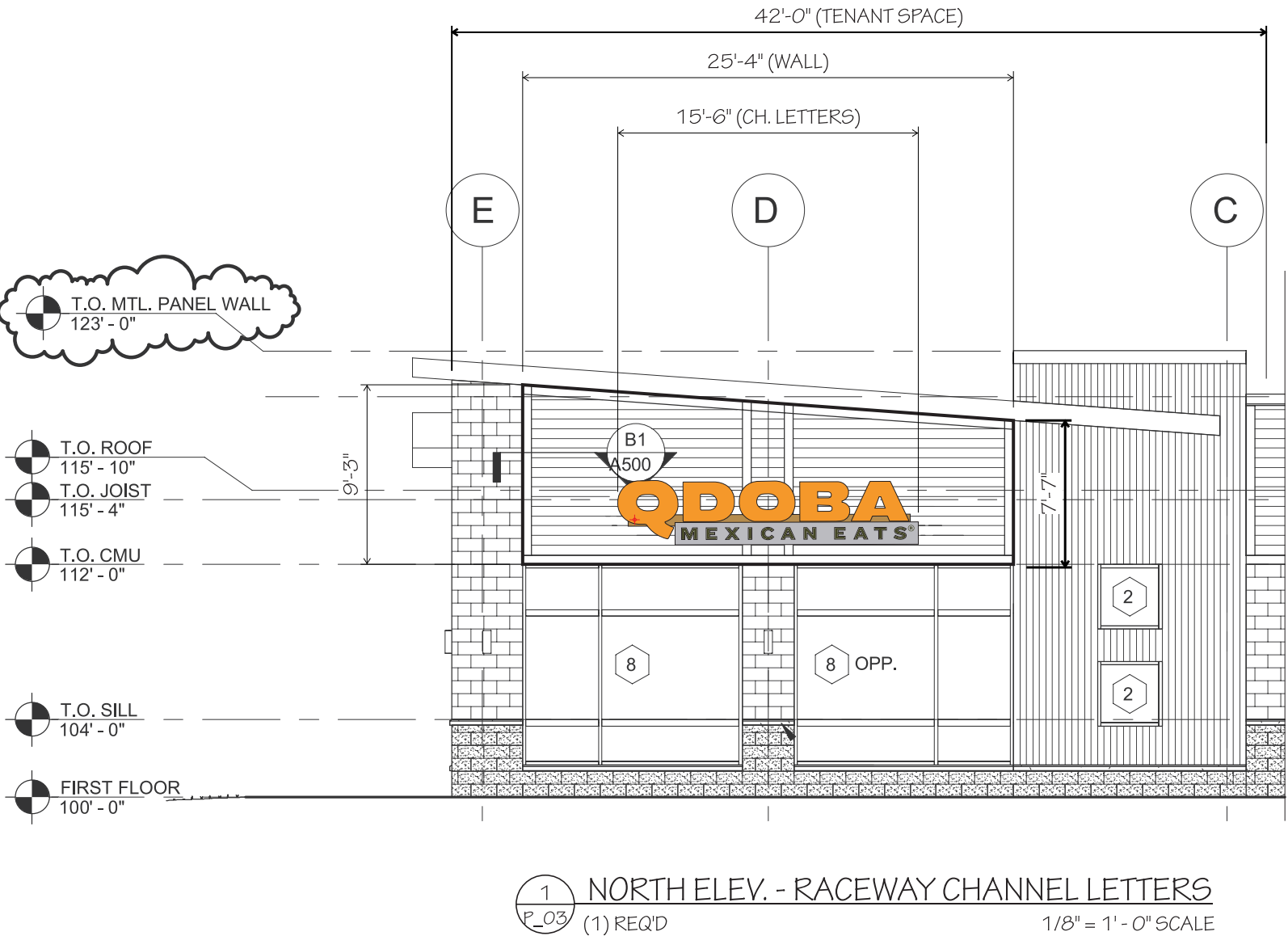
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ESTIMATE NO:

WORK ORDER NO.

ITEM

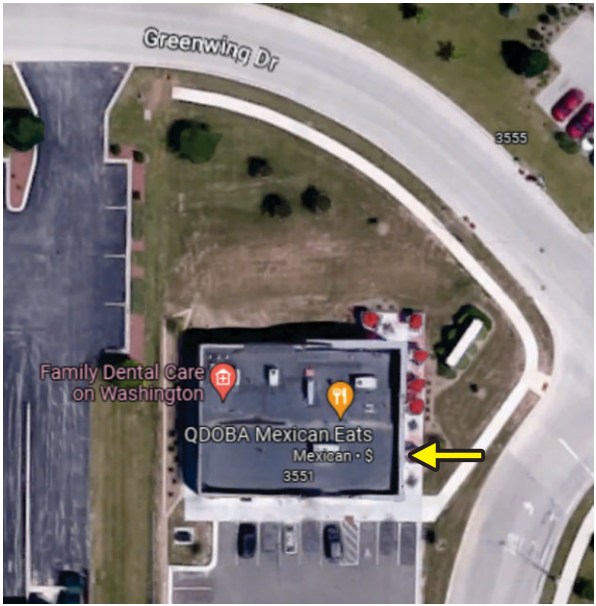


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[15545-02] PERMIT PROCUREMENT:

Project Address:
Qdoba
3551 Washington Ave.
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Billing Address:
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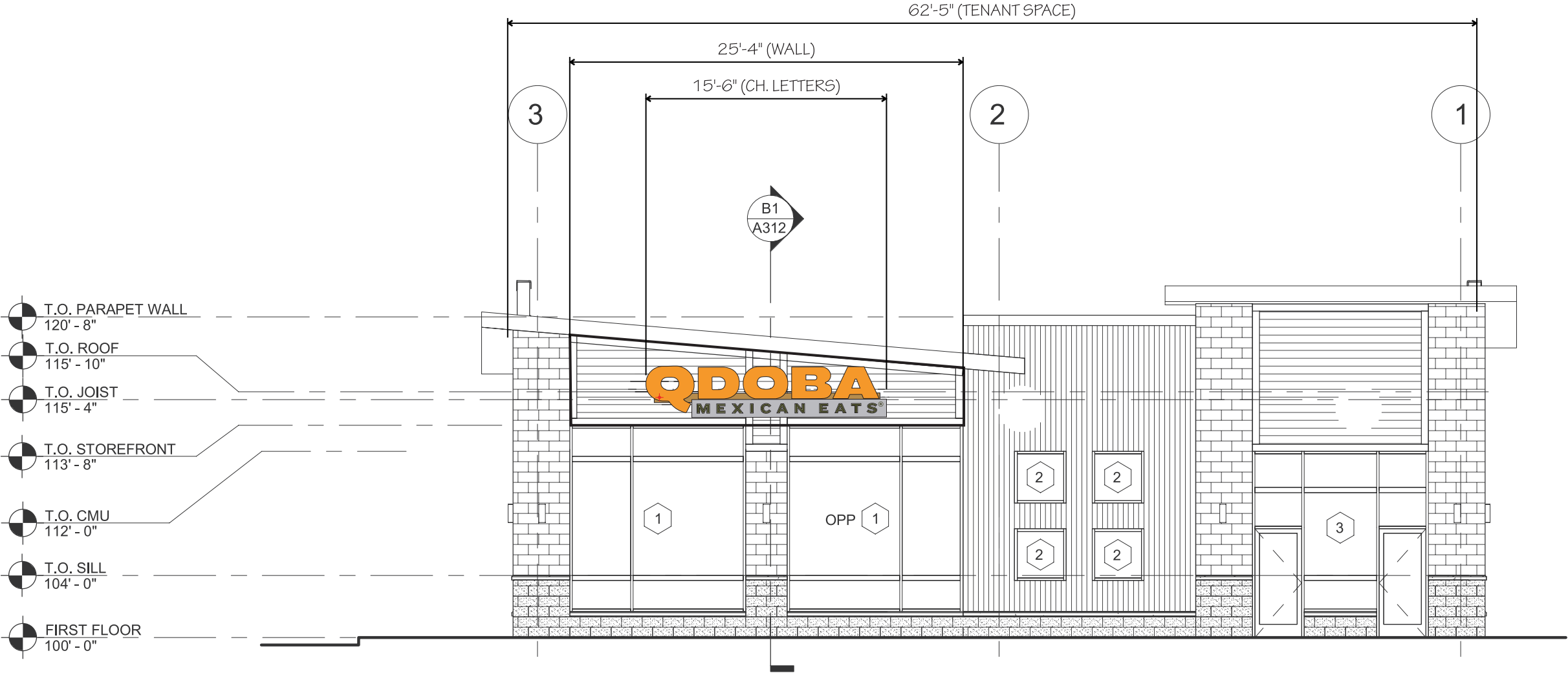
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DRAWN BY:	MGR:	CHK BY:	<input type="checkbox"/> PERMIT	<input type="checkbox"/> SURVEY
			<input type="checkbox"/> COMPLETED:	<input type="checkbox"/> ENG

DATE: 03/21/23 SCALE: 1/8" = 1' - 0"

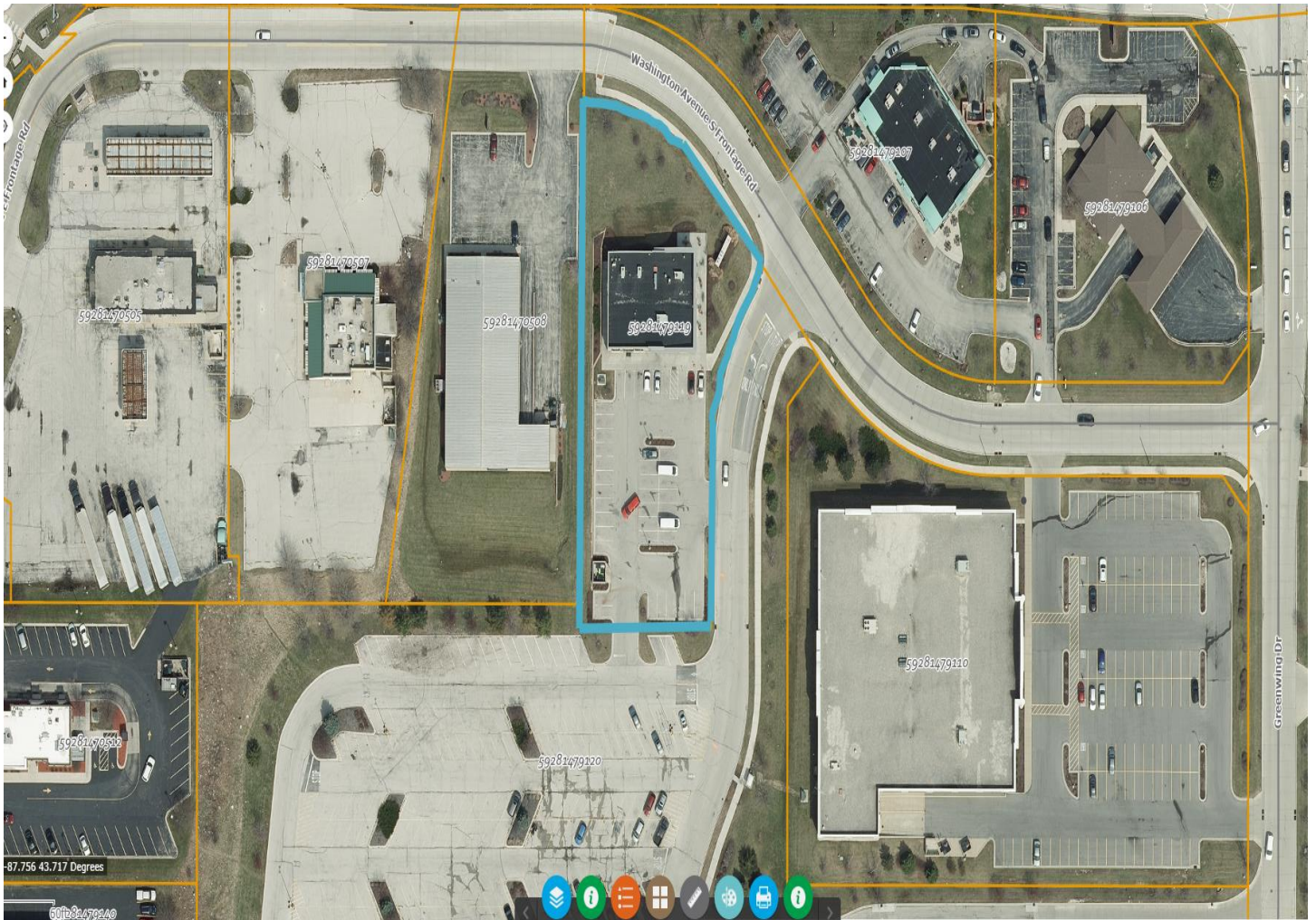
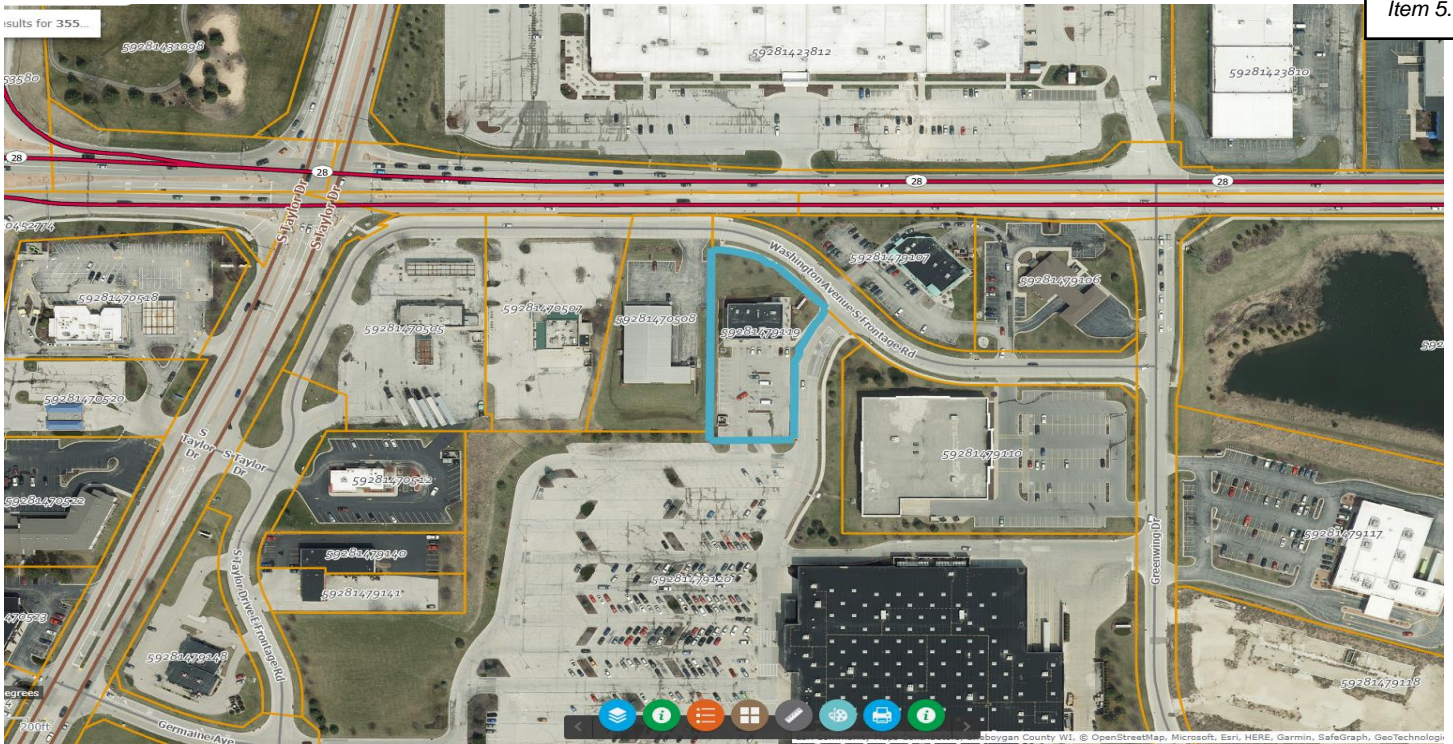
B	36636119	P_ 04	00
SIZE:	PROJECT NO:	SHEET NO:	REV

PRODUCTION RELEASE NO: 1 VERSION: 0

15741	15545	15
ESTIMATE NO:	WORK ORDER NO.	ITEM



1 EAST ELEV. - RACEWAY CHANNEL LETTERS
P_04 (1) REQ'D 1/8" = 1' - 0" SCALE







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Nap4, LLC to operate a NAPA Auto Parts Store at 3619 Washington Avenue S. Frontage Road. SC Zone

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

REPORT DATE: April 21, 2023

MEETING DATE: April 25, 202

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:

Nap4, LLC is proposing to relocate and operate a NAPA Auto Parts Store at 3619 Washington Avenue S. Frontage Road which is the former Dalton Carpet facility/site. The applicant states:

- S&A LLP ("Owner") is the owner of the Property. Geneva Pacific Development Fund NAP4 LLC ("Purchaser") is under contract to purchase the Property. Purchaser will be leasing the Property to Motor Parts & Equipment Corporation ("MPEC"). Owner has authorized Purchaser to seek a variance as noted below.
- The building on the property was constructed in 2000 for "indoor sale and services" as a Dalton Carpet Store. The building is 10,303 square feet. If purchaser acquires the property, MPEC will use the property for retail sales of auto parts (excluding any auto services like oil changes or battery installation).
- The retail sales area for the building will be around 2,500 square feet with the remainder of the building being used to store inventory and ancillary office uses. No expansion or change in the footprint of the building will be made with only general fixturing, painting and similar improvements for inside the building being made. Owner will obtain any and all required permits for such work and thereafter obtain an occupancy permit as required by Code.
- When the Property was originally developed by the owner in 2000, the Planning Commission approved the property with 20 parking spaces.
- The property was constructed with and presently contains 18 parking spaces. The existing zoning code was in existence when the property was constructed. The existing zoning

Code requires one space per 300 square feet of gross square footage. This would require 34 parking spaces. Item 6.

- Although we are excited about having a NAPA auto parts store in Sheboygan at this location and feel it will be a successful business, without this variance, we are not sure we will be able to purchase the property. We appreciate the Commission's help in trying to address this situation.

NAPA Auto Parts is your source for quality automotive parts for your car or truck. Let us use our knowledge to help you find the right vehicle battery, brakes, filters, headlights, wipers and other parts needed to get your job done. We also stock tools, equipment and many other items for cars, heavy-duty trucks, boats, RVs and tractors.

STAFF COMMENTS:

A couple of comments:

- The dumpster enclosure/screening fence by the loading dock is damaged and will either need to be repaired and/or removed. Any dumpster NAPA intends on using shall be screened and enclosed. In addition, there are some pallets and miscellaneous materials that need to be removed from the property in this same location.
- NAPA is presently located in the multi-tenant facility located at 2817 S. Business Drive. NAPA presently has a temporary banner affixed to City street trees in the City of Sheboygan S. Business Drive right-of-way. This temporary banner shall be removed immediately.

The applicant is concerned that the present facility does not meet the minimum required parking requirements for this proposed retail use. Thus, before purchasing the site Nap4, LLC is seeking an exception to the minimum parking space requirements:

- Requesting an exception to maintain the existing 18 parking spaces at the site – The minimum number of onsite parking for a retail use is 34 (one space per 300 square feet of gross square footage). $10,303\text{sf} / 300\text{sf} = 34$ parking spaces.

The applicant believes the exception is justified for the following reasons:

- The Property has been used for 22 years for indoor sales and services with 18 parking spaces. The City issued an occupancy permit on the basis of the existing parking spaces and has, since the building was constructed, permitted such use with 18 parking spaces. To our knowledge, there have been no parking issues or lack of parking for the property.
- The permitted "indoor sales and service" use of a NAPA Auto Parts Store will not require any parking in addition to what has been needed at the property for the last 20 years. We are requesting a formal variance of the required number of parking spaces for the property to allow 18 parking spaces. We request that such variance apply for so long as the building is used for "indoor sales and services".

ACTION REQUESTED:


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

Item 6.

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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The present dumpster screening fence is in disrepair and shall be appropriately repaired/replaced. New dumpster(s) shall be screened/enclosed/gated and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit. Applicant shall work with staff with regards to appropriate location and design of enclosure.
3. Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall immediately remove all pallets and miscellaneous materials adjacent to the loading dock.
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 onto adjacent properties or the streets.
6. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
7. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet 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.
9. Applicant shall remove all unused signs and all signage referring to previous businesses.
10. NAPA shall immediately remove temporary banner affixed to City street trees at their present location at 2817 S. Business Drive (city street trees in public right-of-way).
11. 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.
12. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
13. Building/occupancy permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
14. The approval is for retail use and not for any vehicle repairs, services, etc. Any future/additional uses of the facility/property (such as multi-tenant facility), additions, site improvements, etc. may require conditional use permit and architectural review.
15. 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 and/or architectural review applications reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: <u>\$250.00</u>
		Review Date: _____
		Zoning: _____

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Geneva Pacific Development Fund NAP4 LLC	Authorized Representative Jeremy J. Hoyer	Title Secretary	
Mailing Address 1670 Northrock Court	City Rockford	State IL	ZIP Code 61103
Email Address jjhoyer@genevapacific.com	Phone Number (incl. area code) 815-420-4100		

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

Applicant Name (Ind., Org. or Entity) S&A LLP	Contact Person	Title	
Mailing Address 5651 Pennant Court	City Cape Coral	State FL	ZIP Code 33914
Email Address fagerafrsf@yahoo.com	Phone Number (incl. area code)		

SECTION 3: Project or Site Location

Project Address/Description 3619 Washington Avenue, Sheboygan, WI 53081	Parcel No. 59281470508
--	---------------------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Indoor sales and services (NAPA Auto Parts Store)
Existing Zoning:	SC
Present Use of Parcel:	Vacant but was used for indoor sales and services (carpet store)
Proposed Use of Parcel:	Indoor sales and services (excluding any auto services like oil changes or battery installation) as NAPA Auto Parts store
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.

Decussed by: Name of Owner/Authorized Representative (please print) <i>Al Fager</i>	Title <i>Owner</i>	Phone Number <i>920-323-7206</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>April 4, 2023</i>

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

A. Property:

3619 Washington Avenue, Sheboygan, WI 53081
NAPA Auto Parts Store

B. Summary of the Property and Use:

- Property is fully developed but is presently vacant. It was used since it was constructed in 2000 for "indoor sale and services" as a Dalton Carpet Store. Building is 10,303 square feet.
- Applicant is under contract to purchase the Property and upon such purchase will lease the property to Motor Parts & Equipment Corporation ("MPEC") who will operating in the Property for "indoor sale and services" as a NAPA Auto Parts store (excluding any auto services like oil changes or battery installation). The retail sales area for the building will be around 2,500 square feet with the remainder of the building being used to store inventory and ancillary office uses.
- No expansion of building or footprint will be made. The only work will be interior in order to prepare the building for occupancy by MPEC. MPEC will obtain any and all required permits for such work after the Property is acquired.
- Prior to occupancy, MPEC will obtain any and all required occupancy permits.

C. Requested Variance:

When originally developed by the present owner in 2000, the Sheboygan Planning Commission approved the Property with 20 parking spaces. See attached Permit Checklist and original site plan that was approved.

The Property was constructed with and presently contains 18 parking spaces. The existing zoning Code was in existence when the Property was constructed and the attached site plan was approved. The existing zoning Code requires one space per 300 square feet of gross square footage. This would require 34 parking spaces.

The Property has been used for 22 years for indoor sales and services with 18 parking spaces (or less). The City approved the site plan and issued an occupancy permit on the basis of the existing parking spaces and has, since the building was constructed, permitted such use with 18 parking spaces. To the Applicant's knowledge, there have been no parking issues or lack of parking for the Property.

The zoned use of the property of "indoor sales and services" will not change. The Applicant's proposed use of a NAPA Auto Parts Store will not require any parking in addition to what has been used at the property for the last 20 years.

The Applicant requests a variance of the required number of parking spaces for the Property to granted to allow 18 parking spaces. The Applicant requests that such variance apply for so long as the building is used for "indoor sales and services" as a NAPA Auto Parts Store (excluding any auto services like oil changes or battery installation).

The applicants ability to purchase the Property and open a viable auto parts store cannot be accomplished if Applicant has to add 16 spaces to the Property. The Applicant's opening of the store in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan.

The applicant's use as a NAPA auto parts store will be a benefit to the community given the Property's present vacancy and will not adversely impact the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way.

The Applicant's use as a NAPA auto parts store will maintain the desired consistency of land uses in relation to the setting within which the property is located.

The Property is already served by all required utilities.

D. Attached Documentation.

1. Permit Checklist from original construction
2. Site Plan approved by the City in 2000
3. Survey of the Property dated February 10, 2023

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

Office Use Only

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: _____

GENEVA PACIFIC

April 7, 2023

Plan Commission of the City of Sheboygan

**RE: 3619 Washington Avenue, Sheboygan, WI 53081 ("Property")
NAPA Auto Parts Store**

Dear Commission members,

This letter shall serve as a summary of the requests being made under the application for a variance being made by the undersigned.

1. S&A LLP ("Owner") is the owner of the Property. Geneva Pacific Development Fund NAP4 LLC ("Purchaser") is under contract to purchase the Property. Purchaser will be leasing the Property to Motor Parts & Equipment Corporation ("MPEC"). Owner has authorized Purchaser to seek a variance as noted below.
2. The building on the Property was constructed in 2000 for "indoor sale and services" as a Dalton Carpet Store (which is a permitted use by Code). The building is 10,303 square feet. If Purchaser acquires the Property, MPEC will use the Property for retail sales of auto parts (excluding any auto services like oil changes or battery installation). This is also a permitted use under the existing Code as "indoor sales and services". We are not asking for any change in use.
3. The retail sales area for the building will be around 2,500 square feet with the remainder of the building being used to store inventory and ancillary office uses. No expansion or change in the footprint of the building will be made with only general fixturing, painting and similar improvements for inside the building being made. MPEC will obtain any and all required permits for such work and thereafter obtain an occupancy permit as required by Code.
4. When the Property was originally developed by the Owner in 2000, the Planning Commission approved the Property with 20 parking spaces. That original approved Site Plan is attached to the variance application.
5. The Property was constructed with and presently contains 18 parking spaces. The existing zoning Code was in existence when the Property was constructed. The existing zoning Code requires one space per 300 square feet of gross square footage. This would require 34 parking spaces.

The Property has been used for 22 years for indoor sales and services with 18 parking spaces. The City issued an occupancy permit on the basis of the existing parking spaces and has, since the building was constructed, permitted such use with 18 parking spaces. To our knowledge, there have been no parking issues or lack of parking for the Property.

The permitted "indoor sales and service" use of a NAPA Auto Parts Store will not require any parking in addition to what has been needed at the property for the last 20 years.

We are requesting a formal variance of the required number of parking spaces for the Property to allow 18 parking spaces. We request that such variance apply for so long as the building is used for "indoor sales and services".

Although we are excited about having a NAPA auto parts store in Sheboygan at this location and feel it will be a successful business, without this variance, we are not sure we will be able to purchase the property. We appreciate the Commission's help in trying to address this situation.

Sincerely,

Geneva Pacific Development Fund NAP4 LLC

By: _____


Jeremy J. Hoyer, Secretary

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Washington Avenue S Frontage Rd

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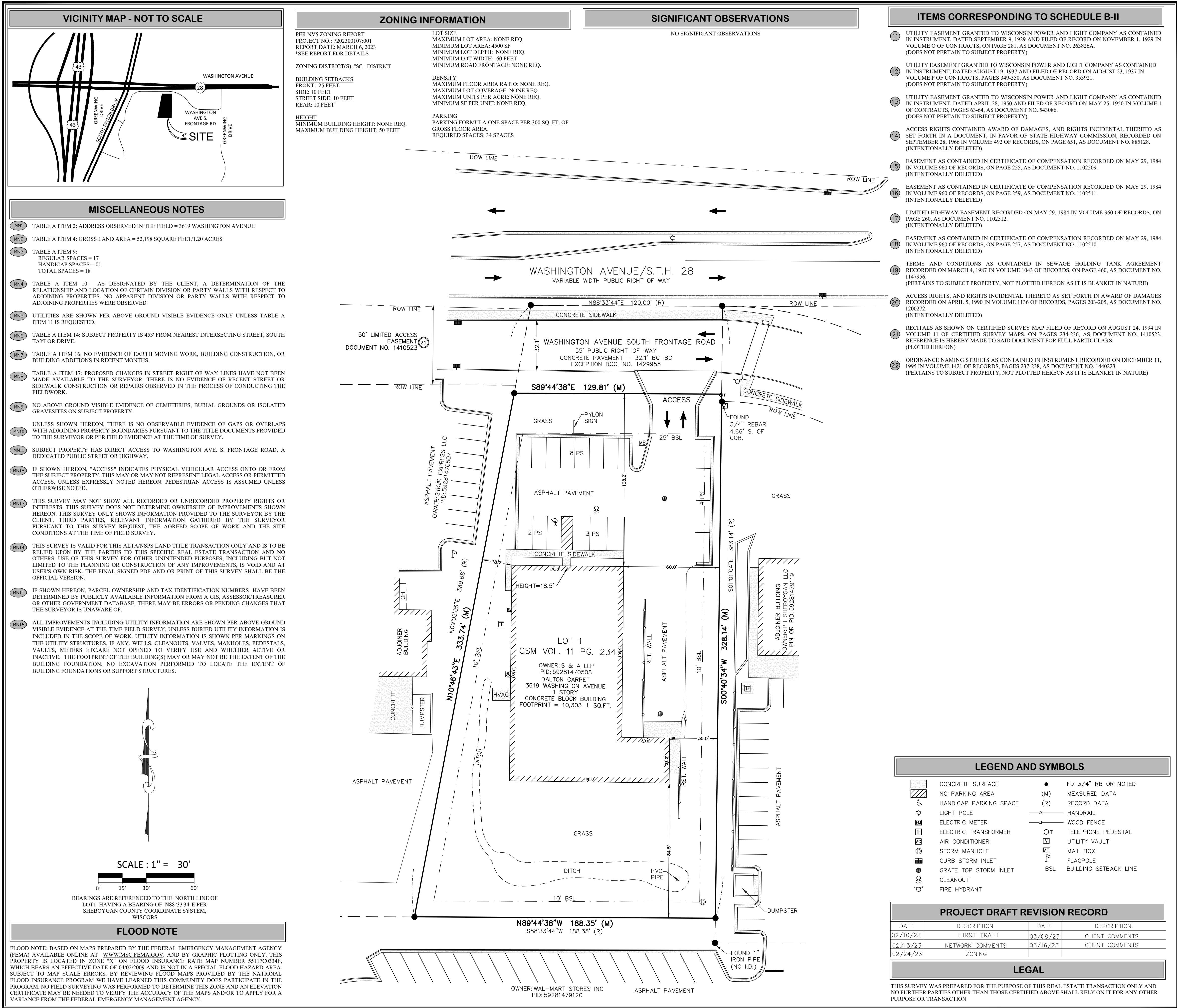
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Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

3619 Washington Avenue, Sheboygan



RECORD DESCRIPTION

LOT ONE (1) OF CERTIFIED SURVEY MAP RECORDED ON AUGUST 24, 1994 IN VOLUME 11 OF CERTIFIED SURVEY MAPS, ON PAGES 234-236, AS DOCUMENT NO. 1410523, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, EXCEPTING THEREFROM CONVEYANCE TO CITY OF SHEBOYGAN FOR STREET PURPOSES AS SET FORTH IN VOLUME 1398 OF RECORDS, PAGE 696 AS DOCUMENT NO. 1429955.

TAX KEY NO. 59281470508
ADDRESS: 3619 WASHINGTON AVENUE SHEBOYGAN, WI 53081

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CO-13642 DATED 03/01/2023 (AS REVISED)

ALTA/NSPS LAND TITLE SURVEY

for
WI Duo

NV5 PROJECT NO. 202300157-001
3619 WASHINGTON AVENUE, SHEBOYGAN, WI
BASED UPON TITLE COMMITMENT NO. CO-13642
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MARCH 1, 2023 (AS REVISED)

SURVEYOR'S CERTIFICATION

TO: GENEVA PACIFIC DEVELOPMENT FUND N4P LLC; MOTOR PARTS AND EQUIPMENT CORPORATION; OAK STREET REAL ESTATE CAPITAL; CHICAGO TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 02, 2023.

I hereby certify that this survey complies with Chapter A-E7 Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORD PURPOSES, OR IMPLEMENTATION

Signature: AEC Geospatial LLC
By: CEO Jason M. Gustafson, PLS
PO Box 297, Hammond, WI 54005
p: 866-423-2436 email: jmg@aecgeo.com
My license renewal date is January 31, 2024
Pages or sheets covered by this signature and seal: 1 of 1

Dated: _____ License Number: 2631

The use of the word "certify" or "certification" by a licensed land surveyor in the practice of land surveying constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. This survey certification is limited to current parties in privity to this specific transaction only.

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DATE OF PLAT OR MAP: FEBRUARY 10, 2023
DATE OF LAST REVISION: MARCH 16, 2023
NV5 NETWORK PROJECT NO. 202300157-001 ICW

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ASSESSMENT • ENVIRONMENTAL



1 : View of the Subject Property from the street



2 : North and west elevations



3 : East elevation looking south



4 : West elevation looking south



5 : South elevation looking west



6 : East elevation looking north



7 : South elevation looking west



8 : West elevation looking north



11 : Asphalt overview, including damaged area at storm drain

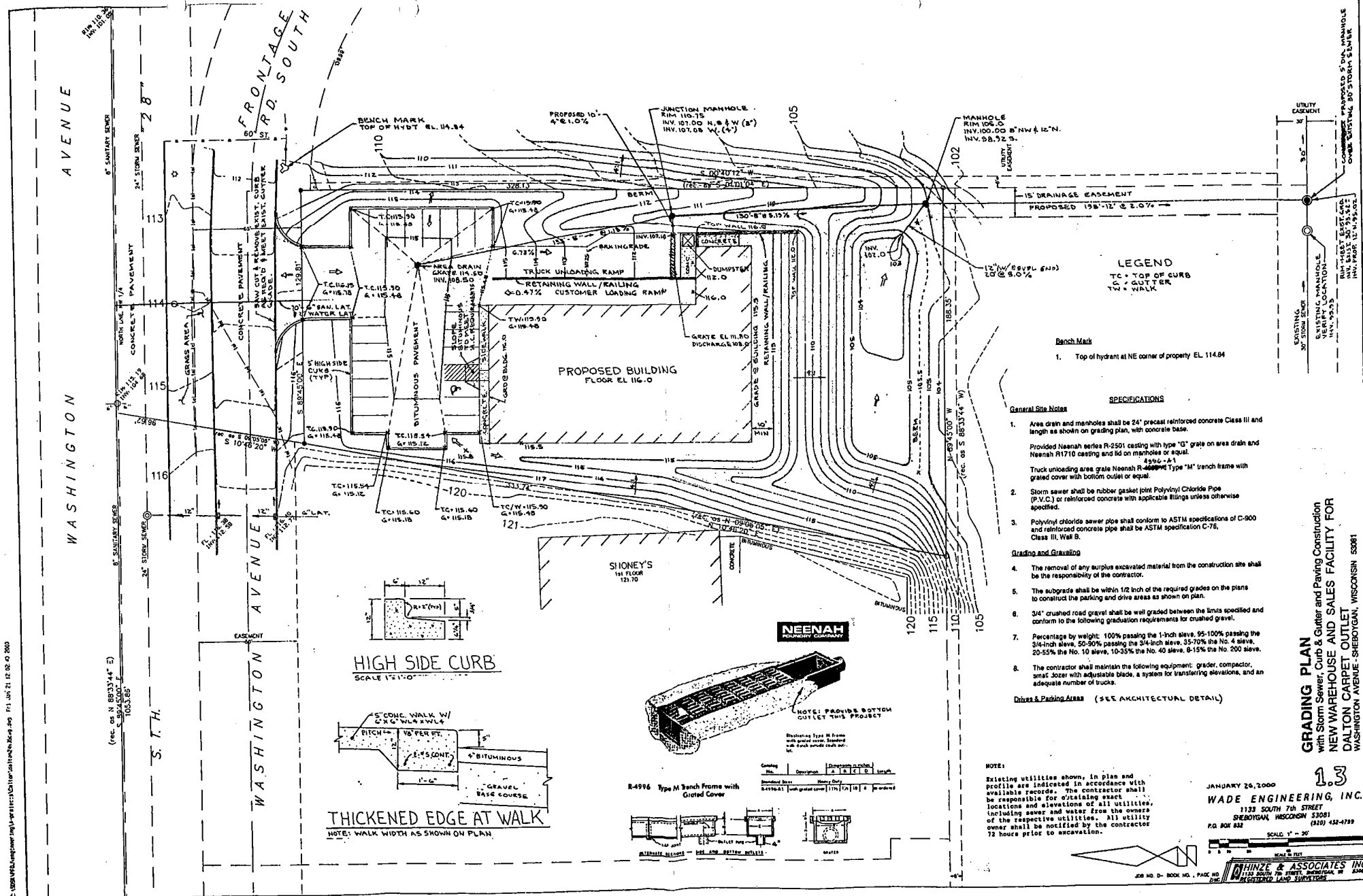


12 : ADA parking









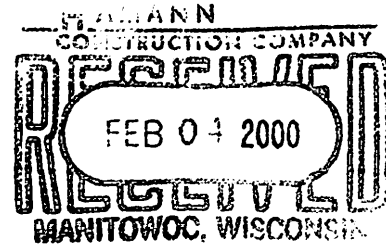
WADE

ENGINEERING, INC.

1432 NORTH 5TH STREET • P.O. BOX 832
SHEBOYGAN, WISCONSIN 53082-0832 • (414) 452-4799

February 2, 2000

Tom Holtan
City Engineering
City of Sheboygan
833 Center Avenue
Sheboygan, WI 53081



RE: New Warehouse and Sales Facility for
Dalton Carpet Outlet
Washington Avenue, Sheboygan, WI

Dear Mr. Holtan,

On behalf of Maloney Architects and Hamann Construction Co. enclosed are:

1. Plan Sheet 1.2 - Site Plan with Existing Facilities and Erosion Control.
2. Plat Sheet 1.3 - Grading Plan with Storm Sewer, Curb & Gutter and Paving Construction.
3. Estimated runoff quantities.

The site presently drains southeasterly to vacant land. The site has city storm sewer available in an easement approximately 200' to the south.

Stormwater detention has been determined **NOT** a requirement in this area of the city due to the proximity of the 30" sewer.

However, runoff from the building roof area, parking areas, drives for truck deliveries and pick ups will be directed to a storm sewer system and discharged to the existing 30" storm sewer.

FAX TRANSMITTAL

Maloney Associates, LLC
634 N. 8th Street
Manitowoc, WI 54220

OUR FAX NUMBER IS 920 684-5390

Handwritten:
SHEK - GUY
SHEK & GUY

TO: Mike Virnoche

DATE: 3-2-00

COMPANY: HAMANN CONSTRUCTION CO.

FAX#: 683-3459

FROM: GENE MALONEY

RE: Dalton Carpet Outlet - Sheboygan

Mike,

I talked late today with Fred Zitzer. He met today with Ron French, Bob Peterson, and Tom Holton of the City of Sheboygan to review the site layout. The conclusion reached looks like those gents will go along with the layout with the following changes:

1. Increase the drive between parking stalls to 36'
2. Add a 5' plant strip between the sidewalk and the building.

Those two items have the effect of moving the building about 12' southward.

3. Increase the thickness of pavement in truck drive area.
4. Change the driveway width to 30' with 50' curb opening.
5. Submit signage info with the site plan. They will not allow a pole mounted sign but will allow a monument type sign no higher than 8'.
6. Submit landscaping plan - Hinze will make such a plan.

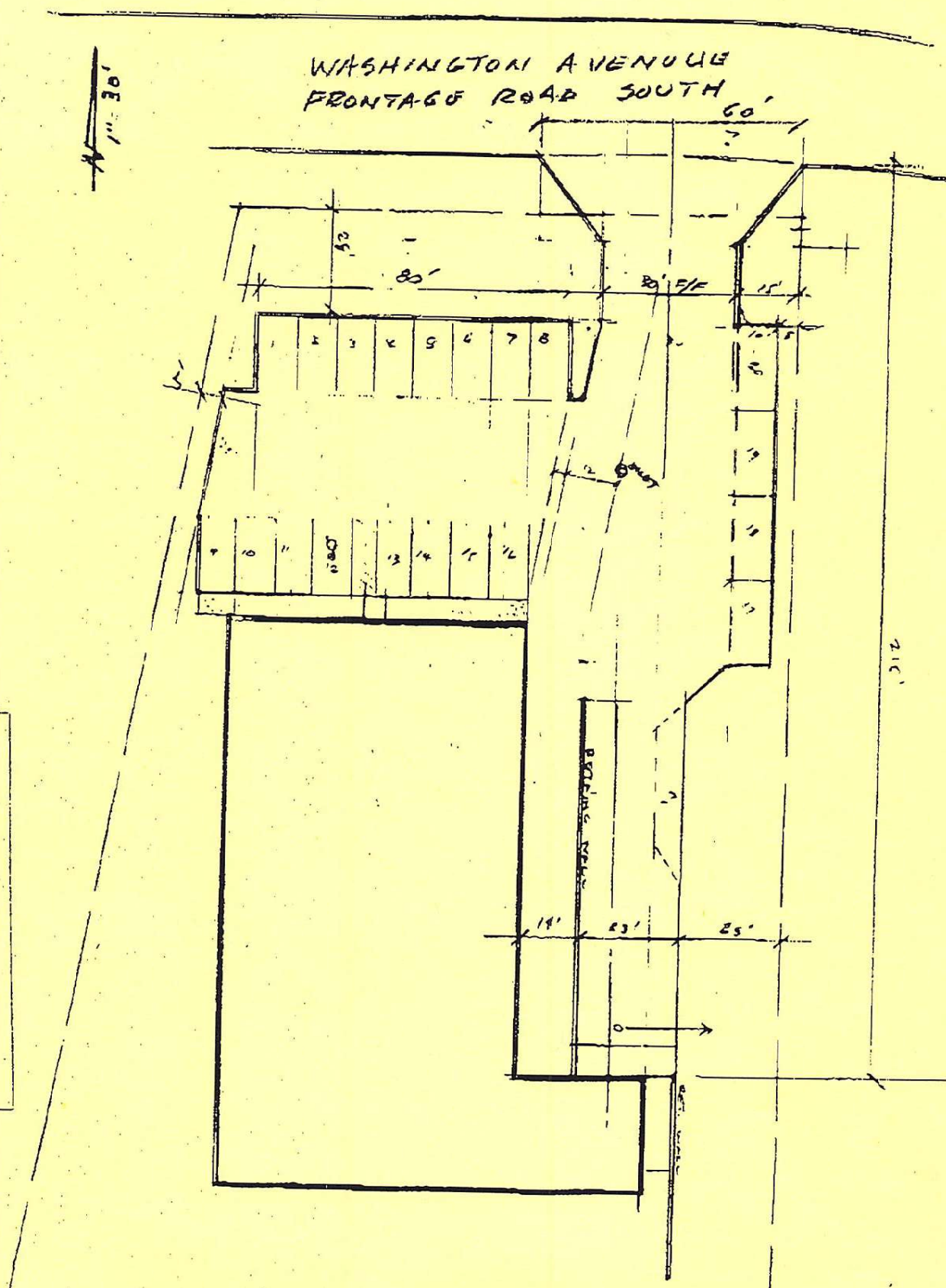
The next meeting is March 14th and info must be in to the city by March 8th. I will be out of town March 6th - 8th. Attached is a copy of a front elevation showing some changes I think will enhance the look - it includes increasing the showroom window size and adding a canopy over part of the front. Please forward this all to Al since I don't have his FAX number.

Thanks,

Gene Maloney

Cc Fred Zitzer

Number of Pages 2 (Including This Page)



FORM: BI190CBL1

CITY OF SHERBOGAN
BUILDING INSPECTION DEPARTMENT

Receipt No.: 001154

Date Issued: 03/16/00
 Name: HAMANN CONSTRUCTION
 Mailing Address: 4613 W CUSTER ST
 City/State/Zip: MANITOWOC, WI 54220
 Property Address: 3612 WASH. AVE S TAYLOR

PAYMENT FOR:

Description	Fee	Sales Tax
Occupancy Permit Appl	\$ 75.00	\$
Sub-total Payments	\$ 75.00	\$
TOTAL PAYMENT		\$ 75.00

REMARKS: FEE FOR OCCUPANCY PERMIT - DALTON CARET

/TLH

PAID

FORM: BI190CEL1

C I T Y O F S H E B O Y G A N
BUILDING INSPECTION DEPARTMENT

Receipt No.: 001157

Date Issued: 03/16/00
Name: HAMANN CONSTRUCTION
Mailing Address: 4613 W CUSTER ST
City/State/Zip: MANITOWOC, WI 54220
Property Address: 3612 WASH. AVE S TAYLOR

PAYMENT FOR:

Description	Eee	Sales Tax
Misc. General Revenue	\$ 9.05	\$.45
Sub-total Payments	\$ 9.05	\$.45
TOTAL PAYMENT		\$ 9.50

REMARKS: ADDRESS #1'S FOR NEW CONSTRUCTION

/TLH

PAID



Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

March 08, 2000

CUST ID No. 651534

CLAUDE MALONEY
634 N EIGHTH ST
MANITOWOC WI 54220

Transaction ID No. 300940

SITE:

Site ID: 187918
SHEBOYGAN County, City of SHEBOYGAN; 3619 WASHINGTON AVE, SHEBOYGAN 53081
Facility: DALTON CARPET OUTLET 3619 WASHINGTON AVE, SHEBOYGAN 53081

FOR:

Object Type: Building Regulated Object ID No.: 651427
5B Masonry-Unprotected class of construction, New plan, 10,290 project sq ft, Unsprinklered, Occupancy
(Mercantile/Commercial)

RE: PERMISSION TO START CONSTRUCTION

The Department of Commerce has received construction plans for review for the subject project, submitted in accordance with the provisions of Comm 50.12 or Comm 50.13, accompanied by the owner's request to begin construction work on the Footings and Foundations prior to Departmental review and approval.

This letter will serve as the department's permission to the local building officials to allow construction of the Footings and Foundations, only, for the subject project prior to review and approval by this department

NO REVIEW OF THE SUBMITTED DOCUMENTS HAS BEEN UNDERTAKEN BY THE DEPARTMENT AT THIS TIME FOR CODE COMPLIANCE.

In accordance with the provisions of the owner's signed request to begin construction prior to departmental review and approval, the owner will be required to make any changes after the plans have been reviewed, and to remove or replace non-code complying parts of the foundations and/or footings.

Prior to the start of construction, all applicable building permits should be obtained from the local authorities having jurisdiction in accordance with local laws and ordinances. Nothing in this approval limits the power of municipalities to make, or enforce, additional or more stringent regulations, providing the regulations do not conflict with this code or any other rule of the department, or law.

DEPARTMENT CONDITIONS

1. If this project is in an unsewered area, a sanitary permit must be obtained prior to the issuance of a local building permit.
2. This permission is only for footing and foundation work. Construction of the remainder of the building shall not take place prior to departmental review and conditional approval of the construction plans.
3. If this construction project will disturb 5 or more acres of land, an Erosion Control Notice of Intent shall be filed with the department.

DAILY REPORT FOR

Thursday
(Day of the Week)

DATE

6-291900

JOB NO. & NAME

DALTON CARPET 00-442

TEMP:

7:00 A.M.

50's

12:00 NOON

70's

3:30 P.M.

70's

SKY & WEATHER

SunnySunnySunny

VISTORS TO JOBSITE: (OWNER, ARCHITECT, UNION, ETC.)

MANPOWER ON JOB:

CARP

1

LAB

MASON

ST WORKER

ENG

WORK PERFORMED TODAY:

Clean up, mase wood doors, steel building

OTHER CONTRACTORS ON JOB

NUMBER OF MEN

Team2Lee's2

REPORT ANY OTHER UNUSUAL INCIDENTS: (Accidents involving property damage, serious personal injury, important telephone calls made or received, etc.)

Building inspector Pat Eirich was here & "OK'd"
everything for occupancy. Electrical inspector was also
here & "OK'd" everything for occupancy. Pat said permit
would arrive in mail & the building was cleared but still
needed to complete fence around dumpsters.

Roy Hephner
(Signature)

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Camp Evergreen to construct a new covered drive thru canopy at their facility located at 2776 N. 31st Place. SR-5 Zone (Amended Drawing)

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

REPORT DATE: April 21, 2023

MEETING DATE: April 25, 2023

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:

On March 28, 2023, the Plan Commission approved a conditional use permit for Camp Evergreen to construct a new covered drive thru canopy at their facility located at 2776 N. 31st Place. The drawings submitted by the applicant and approved by the Plan Commission detailed stone columns. The applicant has indicated the drawings of the proposed canopy showed the wrong details and are submitting an amended drawing reflecting what is actually proposed to be constructed. The applicant states:

- On behalf of Camp Evergreen, Quasius Construction would like to formally present a design change to the approved prints for the drive-thru canopy at Camp Evergreen. The new plan calls for wood material to wrap the steel column supports in lieu of stone. This would be a rough sawn cedar.
- This change was driven by budget. Camp Evergreen had a set budget for this at the start of COVID and the change to rough sawn cedar in lieu of stone aligns with their fund-raised amount.
- The rendering you have was also produced pre-COVID by an architect that is no longer involved in the project as donated time. Current structural engineer did not include a rendering of the re-design in order to keep costs within the existing camp budget.
- Finish materials and colors will match the existing camp building. Asphalt shingle roof and support columns will be structural steel wrapped with rough sawn cedar.

- Proposed project consists of a covered drive-thru canopy over the existing driveway. Canopy will provide weather protection for campers and visitors to the camp at the main drop-off entrance. Canopy project will provide 1,120 square feet of covered space.

Staff does not object to the proposal and recommends the same conditions of approval.

Information provided from March 28, 2023 Conditional Use Permit Request:

In August of 2019, the Plan Commission approved a conditional use permit for Camp Evergreen to construct a new driveway and parking at their facility located at 2776 N. 31st Place. Weekdays, a number of buses, vans and personal vehicles drop off 12 to 15 clients per day. The new entrance driveway now permits buses to drop clients off directly in front of the Lodge, making offloading safer, easier and more efficient.

Many of the clients need wheelchairs for mobility and this is particularly hazardous during the winter months and exposure to the elements. The previously constructed driveway and now the proposed new covered drive thru canopy will make it much easier and safer for staff, clients and visitors to safely enter the lodge.

The Camp Evergreen day program currently serves 12-15 participants each day. This program is in operation throughout the year, Monday through Friday, from 7:45am until 3:00pm. Our after school program is in operation throughout the school year, Monday through Friday, from 3:00pm until 6:00pm and serves approximately 6-8 children. These participants are dropped off by the school bus and are picked up by their family. Our weekend respite begins on Friday evening at 6:00pm and runs until Sunday afternoon at 2:00pm. The program is offered 3 to 4 weekends a month with an enrollment of 15-20 participants. Our summer camp program is in operation from early June until mid-August and serves 20 to 30 campers per session. These participants are dropped off on Monday morning and are picked up on Friday afternoon.

Camp Evergreen mission statement is to enrich the lives of children and adults with cognitive and other disabilities, as well as the lives of their families and care-providers, by offering accessible, compassion-driven, respite care, day services, after school care and summer camp programming.

Over the years camp Evergreen has taken considerable measures to maintain a very positive relationship with their neighbors.

STAFF COMMENTS:

When the Plan Commission approved the previous Camp Evergreen conditional use permit to construct a new driveway and parking, the commission required a condition to screen and enclose the dumpster. Appears the garbage cans and dumpster are located outside by the detached garage – Staff will again be recommending a condition that dumpsters shall be screened and enclosed and/or located inside the garage.

The drive through canopy will continue to improve the way Camp Evergreen provides a safe and efficient way of getting their clients into the lodge especially during times of inclement weather.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, 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. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. If a dumpster enclosure is not constructed, the dumpsters and garbage can shall be located inside the detached garage structure.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All new lighting shall be installed per Section 15.707 of the Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
8. All areas used for parking/maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
11. 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.
12. The applicant shall construct the exterior renovations per the plan submitted and approved by the Plan Commission (design, materials, colors, etc.). The new plan calls for rough sawn cedar wood material to wrap the steel column supports in lieu of stone. However, if staff has any concerns with the design, the matter may be brought back to the Plan Commission for their consideration.
13. If there are to be any changes from the plans for the remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
14. Any future/additional uses of the facility/property such as additional tenants, additions, site improvements, etc. may require conditional use permit, architectural review, occupancy permit, etc.
15. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments



April 17, 2023

Steve Sokolowski
City of Sheboygan
828 Center Avenue Sheboygan, WI

RE: Camp Evergreen Canopy Design Change

Steve:

Quasius construction would like to formally present a design change to the approved prints for the drive-thru canopy at Camp Evergreen.

The new plan set you have, and discussed prior to Plan Commission meeting, 2-7-23, calls for wood material to wrap the steel column supports in lieu of stone. This would be a rough sawn cedar.

As previously stated, Quasius submitted an older version with our permit application. Hoping our internal error does not slow this project down for the camp.

Change was driven by budget. Camp Evergreen had a set budget for this at the start of COVID and the change to rough sawn cedar in lieu of stone aligns with their fund-raised amount.

The rendering you have was also produced pre-COVID by an architect that is no longer involved in the project as donated time. Current structural engineer did not include a rendering of the re-design in order to keep costs within the existing camp budget.

Please let us know if the Plan Commission can review/approve based on our explanation, or if additional steps need to be taken by Quasius.

V/R,

A handwritten signature in black ink, appearing to read "Matt Makowski".

Matt Makowski
Project Manager

Cc: Mark Ellis, Camp Evergreen, Director

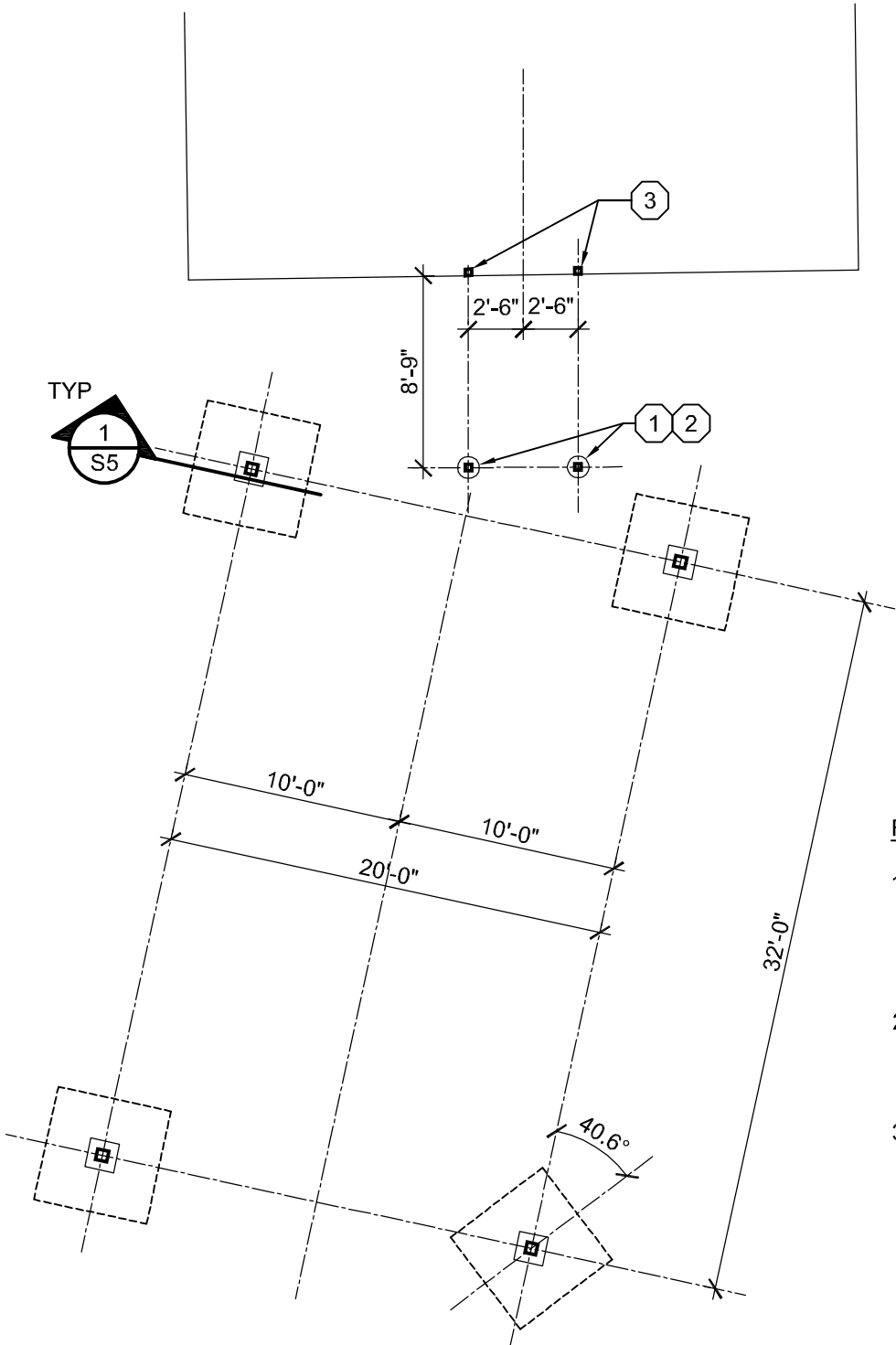


SCALE: 1"=20'-0"

REINFORCEMENT NOTE:

- 1. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI 315-LATEST EDITION
- 2. ALL LAPS SHALL BE CLASS "B" PER ACI 318-LATEST EDITION UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP.
- 3. LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- 4. CORNER BARS WITH CLASS "B" PER 318-LATEST EDITION LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS PER ACI 315-LATEST EDITION FIGURE II, EXCLUDING UPPER RIGHT DETAIL.
- 5. HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ON CORNER OR AN OPENING TO ANOTHER SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- 6. WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP f_y PER ACI 318-LATEST EDITION.

REINFORCING STEEL CLEAR COVER REQUIREMENTS	
CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
UP THRU #5 BARS	1½"
#6 BARS THRU #18 BARS	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS	
UP THRU #11 BARS	1"
#14 AND #18 BARS	1½"



FOUNDATION KEY NOTES: (X)

- 1. 12"Ø CONCRETE PIER WITH 3-#4 VERTICALS. TOP OF PIER 6" ABOVE FINISH GRADE. BOTTOM OF PIER 5'-0" BELOW FINISH GRADE.
- 2. 4x4 MOISTURE PRESSURE TREATED POST WITH SIMPSON LCE POST CAP AND ABW44Z POST BASE (OR EQUAL).
- 3. 4x4 MOISTURE PRESSURE TREATED POST WITH SIMPSON LCE POST CAP AND ABW44Z POST BASE (OR EQUAL). PROVIDE 1 STUD EITHER SIDE OF AND NAILED TO 4x4 EXTENDING FROM GROUND FLOOR TO ROOF SUPPORTING WALL TOP PLATE.



Foundation Plan

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



2-7-2023

Item 7.

Project:
Camp Evergreen Canopy
2776 N. 31ST Place
Sheboygan, Wisconsin

Issued For:
Construction

Date:
September 9, 2022

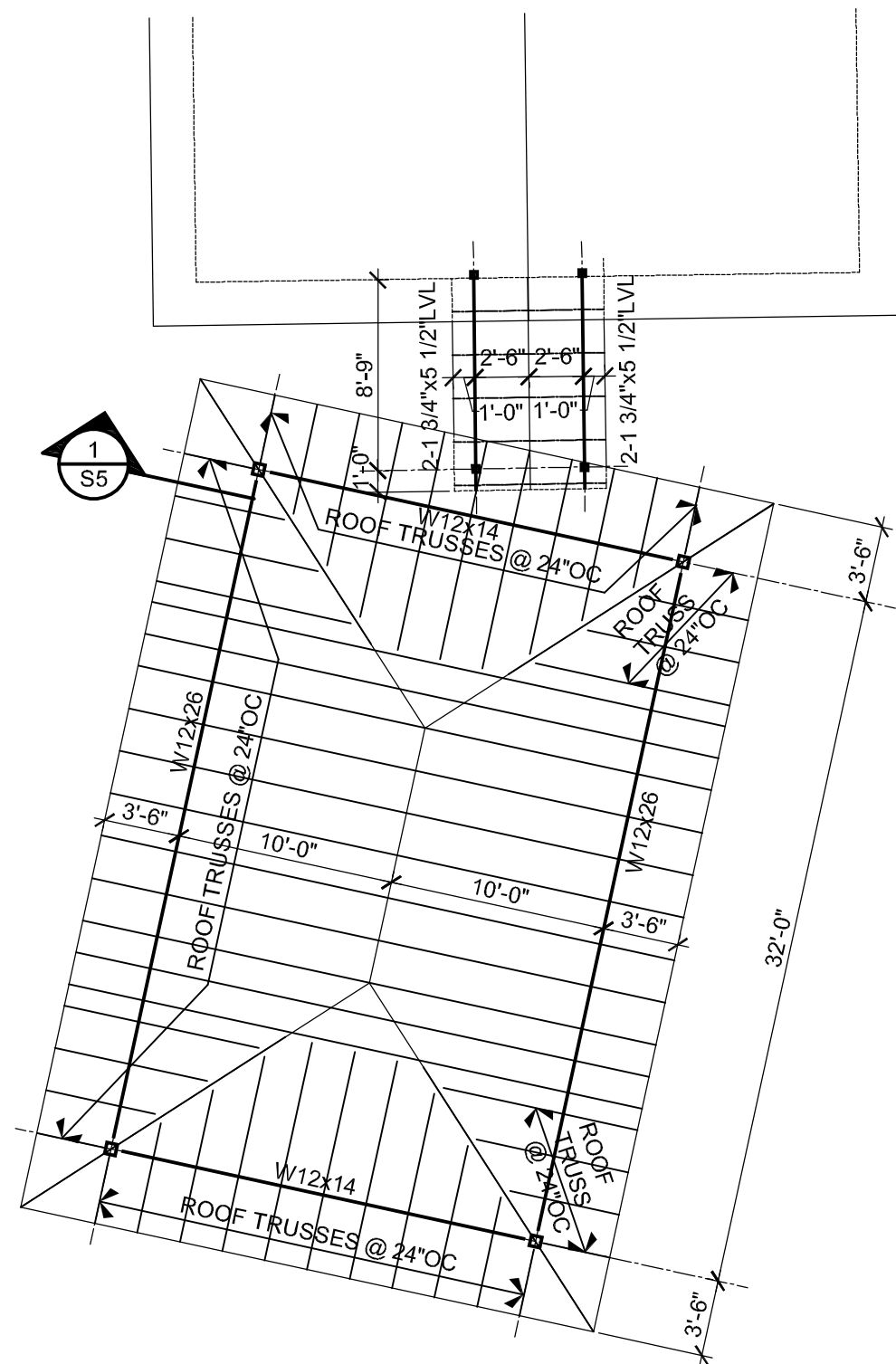
Revisions:
Pier Mod. 2/7/23

Drawn By: ISE

Checked By: ISE

Sheet Title:
Foundation Plan

Sheet Number:
50



Roof Framing Plan

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

FRAMING KEY NOTES: (X)

1. ROOF SHEATHING SHALL BE 15/32" OSB 48/24 PANEL SPAN, APA RATED STRUCTURAL I EXTERIOR MARKED PSI-83 CONTINUOUS OVER 2 OR MORE SUPPORTS. STAGGER PANEL EDGES. FASTEN TO SUPPORT FRAMING w/ 8d (2 1/2") SMOOTH SHANK CEMENT COATED NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS. STAGGER PANEL EDGES WITH LONG DIRECTION PERPENDICULAR TO FRAMING. PROVIDE 1/8" GAP BETWEEN ALL PANEL EDGES.

MODIFICATION TO STRUCTURE FOR PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATION.

1. PREFABRICATED WOOD TRUSSES SHALL NOT BE MODIFIED. DO NOT DRILL INTO OR CUT OR REMOVE ANY PORTION OF THESE STRUCTURAL MEMBERS. ENGINEERING AND REPLACEMENT OR REPAIRS TO ANY PREFABRICATED WOOD TRUSSES MODIFIED OR DAMAGED WILL BE PAID FOR BY THE CONTRACTOR RESPONSIBLE FOR MODIFICATION OR DAMAGE.
2. SEE STRUCTURAL PLANS FOR ALLOWABLE SIZE AND LOCATION OF HOLES IN WOOD HEADERS, BEAMS AND STUDS. ENGINEERING AND REPLACEMENT OR REPAIRS OF ANY MEMBERS THAT EXCEED THE LIMITS IDENTIFIED FOR HOLE SIZE AND PLACEMENT IN THESE MEMBERS WILL BE PAID FOR BY THE CONTRACTOR RESPONSIBLE FOR IMPROPER HOLE SIZE AND OR PLACEMENT.



2-7-2023

Item 7.

Project: **Camp Evergreen Canopy**
2776 N. 31ST Place
Sheboygan, Wisconsin

Issued For:
Construction

Date:
September 9, 2022

Revisions:
Pler Mod. 2/7/23

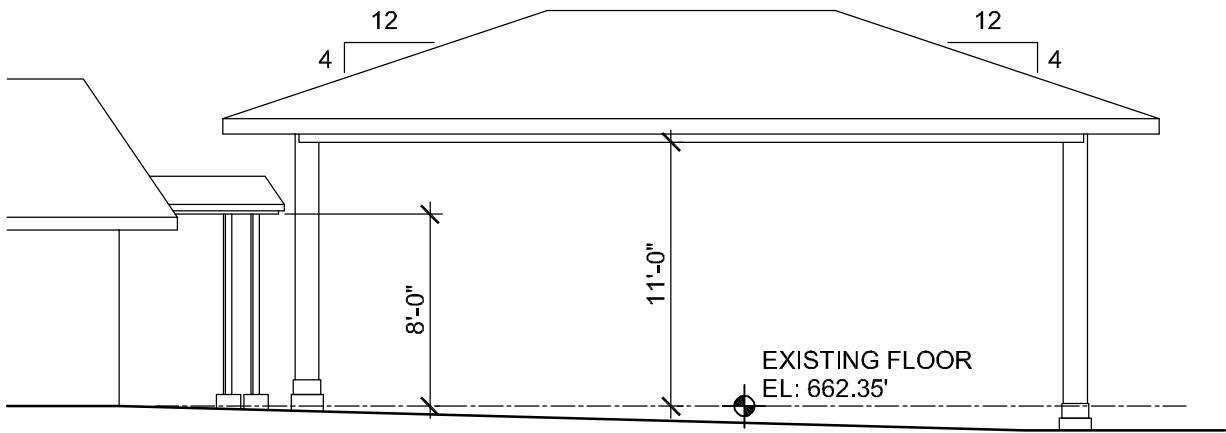
Drawn By: ISE

Checked By: ISE

Sheet Title:
Roof Framing Plan

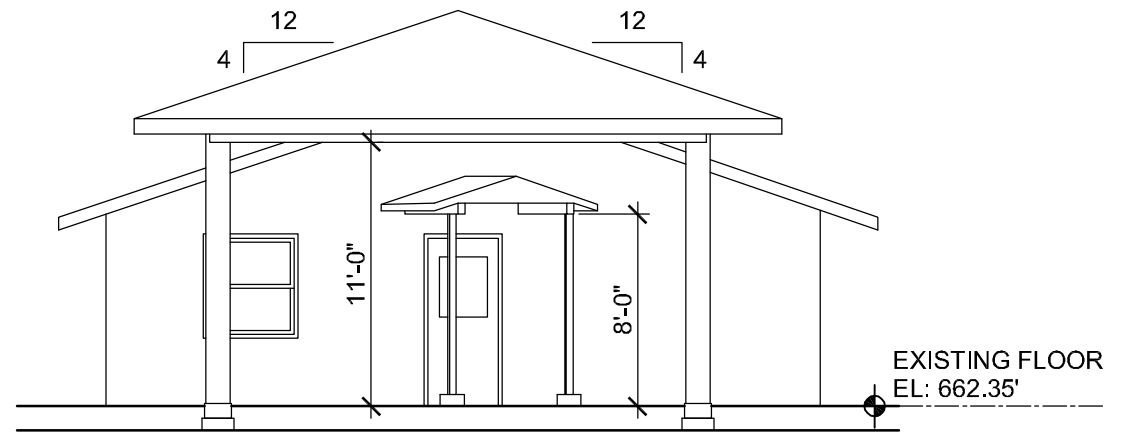
Sheet Number:

51



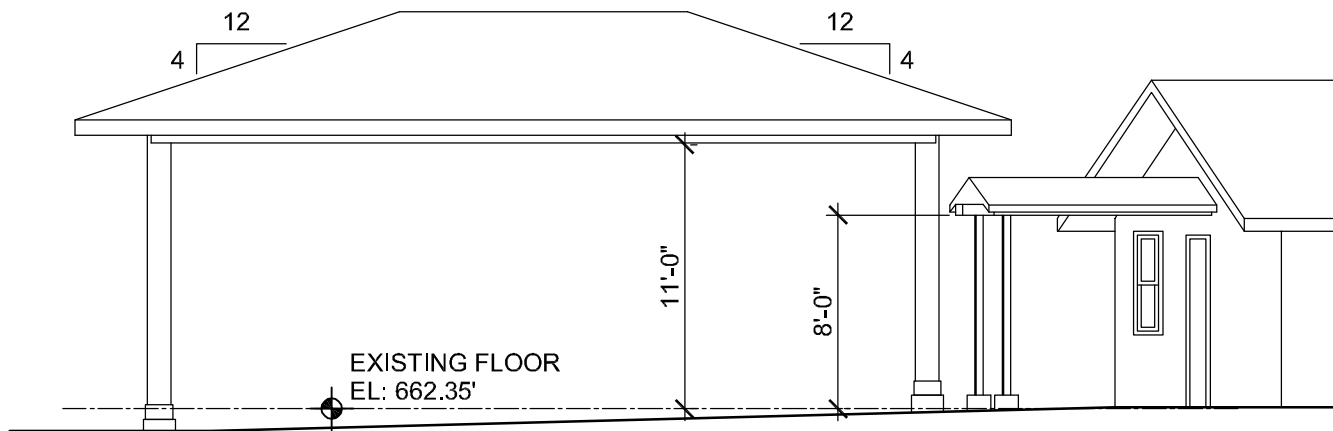
West Elevation

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



South Elevation

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



East Elevation

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



2-7-2023

Item 7.

Project:
Camp Evergreen Canopy
2776 N. 31ST Place
Sheboygan, Wisconsin

Issued For:
Construction

Date:
September 9, 2022

Revisions:
Pler Mod. 2/7/23


Drawn By: ISE

Checked By: ISE

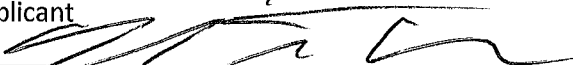
Sheet Title:
Elevations

Sheet Number:

52

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Item 7. Fee: \$250.00
		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) Quasius Construction, Inc.		Authorized Representative Alisha Daun	
Mailing Address PO Box 727		Title Project Document Coordinator	
City Sheboygan		State WI	Mailing Address PO Box 727
Email Address adaun@quasius.com		Phone Number (incl. area code) (920) 946-3815	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity) Camp Evergreen Corp.		Contact Person Markk Ellis	
Mailing Address 2776 North 31st Place		Title Executive Director	
City Sheboygan		State WI	ZIP Code 53083
Email Address campevergreen1926@gmail.com		Phone Number (incl. area code) (920) 452-4221	
SECTION 3: Project or Site Location			
Project Address/Description 2776 North 31st Place		Parcel No. 59281630792	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Camp Evergreen Corp.	
Existing Zoning:		SR-5	
Present Use of Parcel:			
Proposed Use of Parcel:			
Present Use of Adjacent Properties:			
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) Matt Makowski / Quasius		Title PM	Phone Number
Signature of Applicant 		Date Signed 4/21/2023	

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.



February 8, 2023

Site Narrative – Conditional Use Application – Architectural Review

Camp Evergreen Drive Thru Canopy

2776 N 31st Pl

Sheboygan, WI 53083

Project Cost: \$75,000

- Proposed project consists of a covered drive-thru canopy over the existing driveway. Canopy will provide weather protection for campers and visitors to the camp at the main drop-off entrance.
- Excavation and civil grading of the site to accommodate (4) new structural piers will be performed by Weber Excavating.
- Finish materials and colors will match the existing camp building. Asphalt shingle roof and support columns will be structural steel wrapped with rough sawn cedar.
- Canopy project will provide 1,120 square feet of covered space.

Existing Use:

- campevergreensheboygan.org
- Originally known as Kiddies Camp, Camp Evergreen was founded in 1926 by Charles E. Broughton as a summer camp for underprivileged children. In the mid-1950s, Kiddies Camp changed the focus of its programming to help meet the recreational needs of our communities' children and adults with cognitive disabilities. The name was changed to Camp Evergreen in the 1980s better to reflect our commitment to young and old alike.
- Mission Statement: To enrich the lives of children and adults with cognitive and other disabilities, as well as the lives of their families and care-providers, by offering accessible, compassion-driven, respite care, day services, after school care and summer camp programming.



Quasius Construction, Inc.

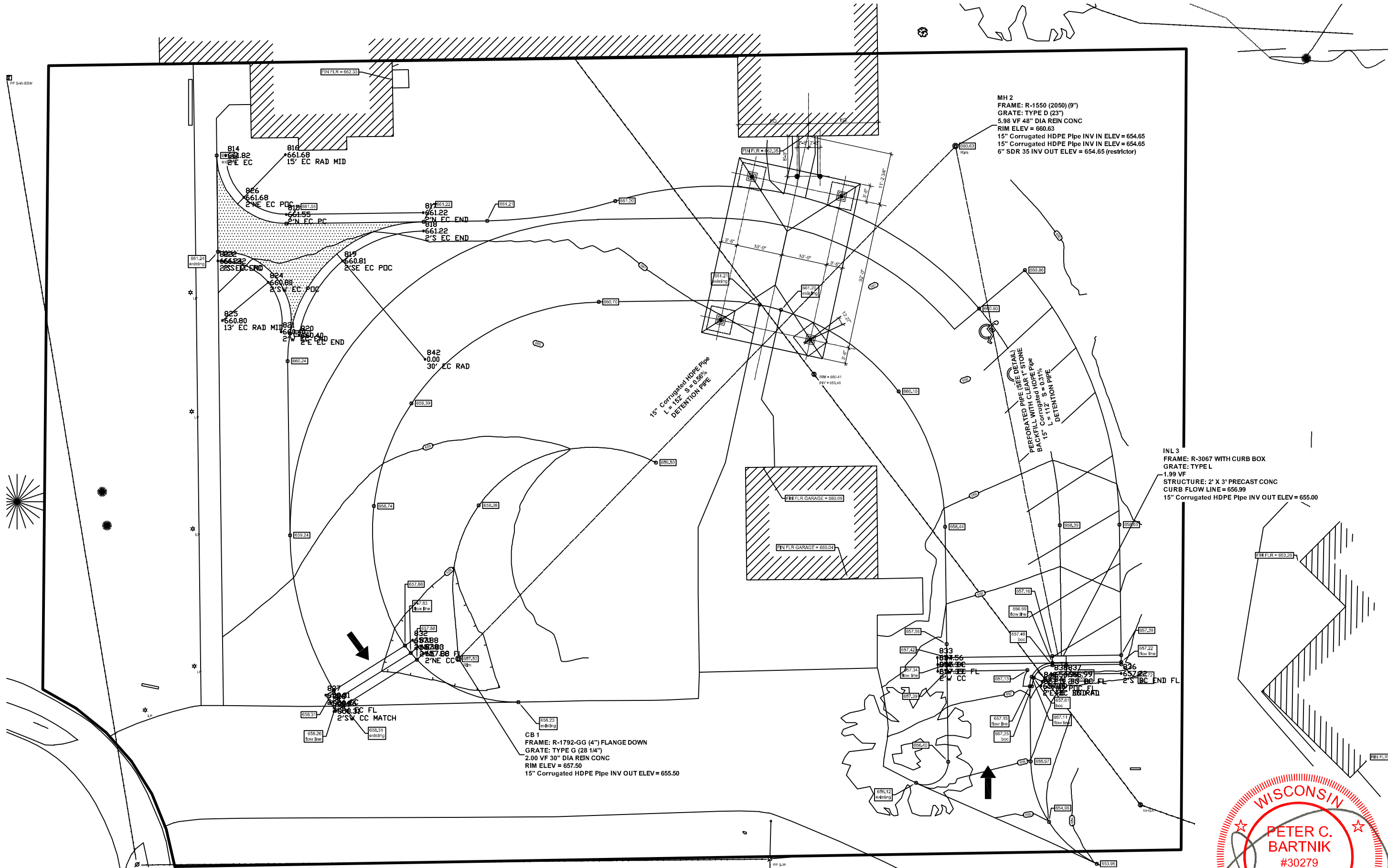
1202A North 8th street

Sheboygan, WI 53081

Phone: (920)457-5585

Fax: (920)457-1045

The proposed project we are submitting for is a new Drive-Thru canopy at Camp Evergreen in Sheboygan. The new proposed canopy is not an interference to the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way. In addition, the new structure is not going to have any impact on the current usage of the property itself. The canopy is in a desirable location for all utilities and or services provided to be accessed.



Site Plan
SCALE: 1"=20'-0"



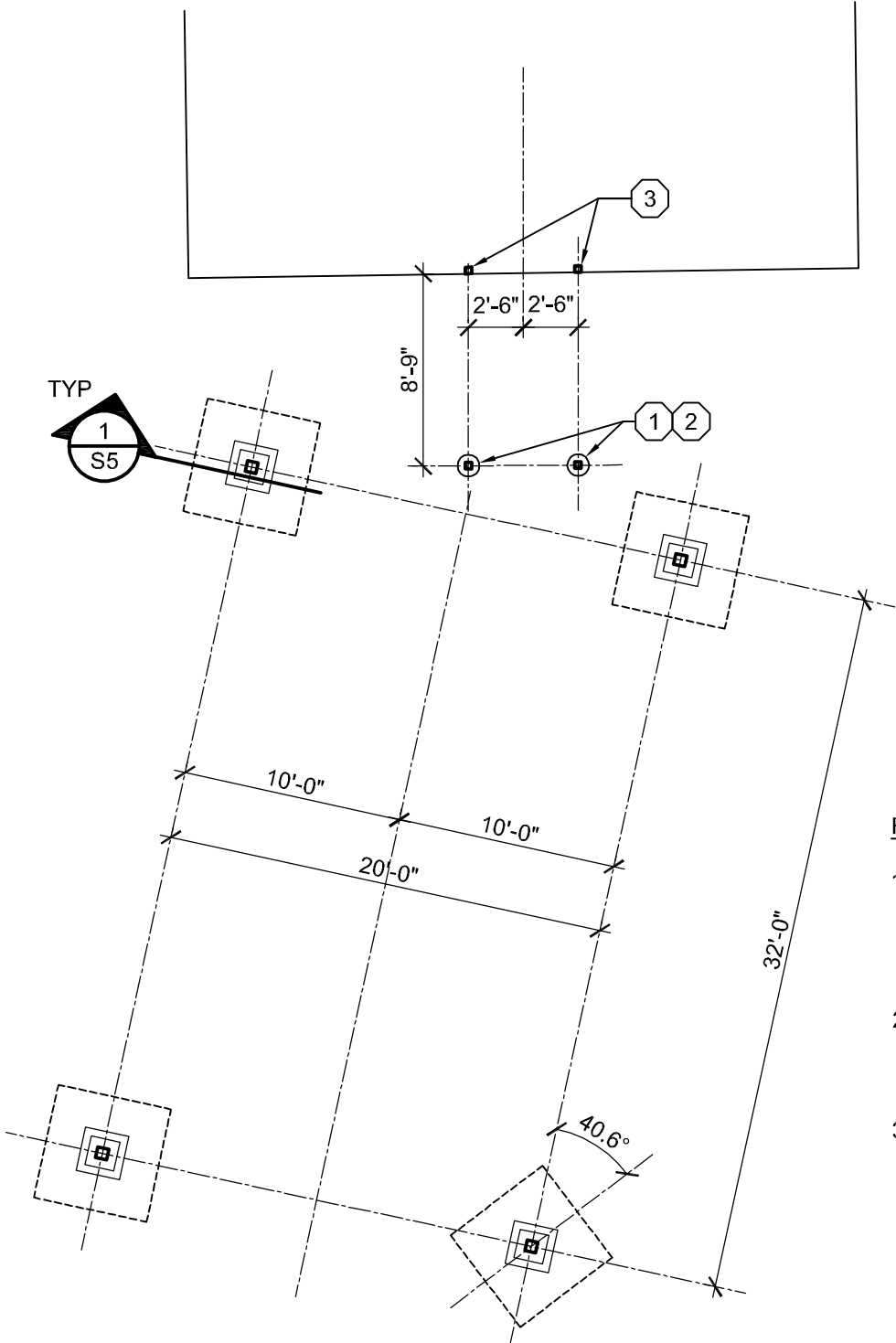
9-9-2022

Item 7.
Project: Camp Evergreen Canopy 2776 N. 31ST Place Sheboygan, Wisconsin
Issued For: Construction
Date: September 9, 2022
Revisions:
Drawn By: ISE
Checked By: ISE
Sheet Title: Site Plan
Sheet Number: S1 56

REINFORCEMENT NOTE:

- 1. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI 315-LATEST EDITION
- 2. ALL LAPS SHALL BE CLASS "B" PER ACI 318-LATEST EDITION UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP.
- 3. LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- 4. CORNER BARS WITH CLASS "B" PER 318-LATEST EDITION LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS PER ACI 315-LATEST EDITION FIGURE II, EXCLUDING UPPER RIGHT DETAIL.
- 5. HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ON CORNER OR AN OPENING TO ANOTHER SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- 6. WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP f_y PER ACI 318-LATEST EDITION.

REINFORCING STEEL CLEAR COVER REQUIREMENTS	
CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
UP THRU #5 BARS	1½"
#6 BARS THRU #18 BARS	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS	
UP THRU #11 BARS	1"
#14 AND #18 BARS	1½"



FOUNDATION KEY NOTES: (X)

- 1. 12"Ø CONCRETE PIER WITH 3-#4 VERTICALS. TOP OF PIER 6" ABOVE FINISH GRADE. BOTTOM OF PIER 5'-0" BELOW FINISH GRADE.
- 2. 4x4 MOISTURE PRESSURE TREATED POST WITH SIMPSON LCE POST CAP AND ABW44Z POST BASE (OR EQUAL).
- 3. 4x4 MOISTURE PRESSURE TREATED POST WITH SIMPSON LCE POST CAP AND ABW44Z POST BASE (OR EQUAL). PROVIDE 1 STUD EITHER SIDE OF AND NAILED TO 4x4 EXTENDING FROM GROUND FLOOR TO ROOF SUPPORTING WALL TOP PLATE.



Foundation Plan

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



9-9-2022

Item 7.

Project:
Camp Evergreen Canopy
2776 N. 31ST Place
Sheboygan, Wisconsin

Issued For:
Construction

Date:
September 9, 2022

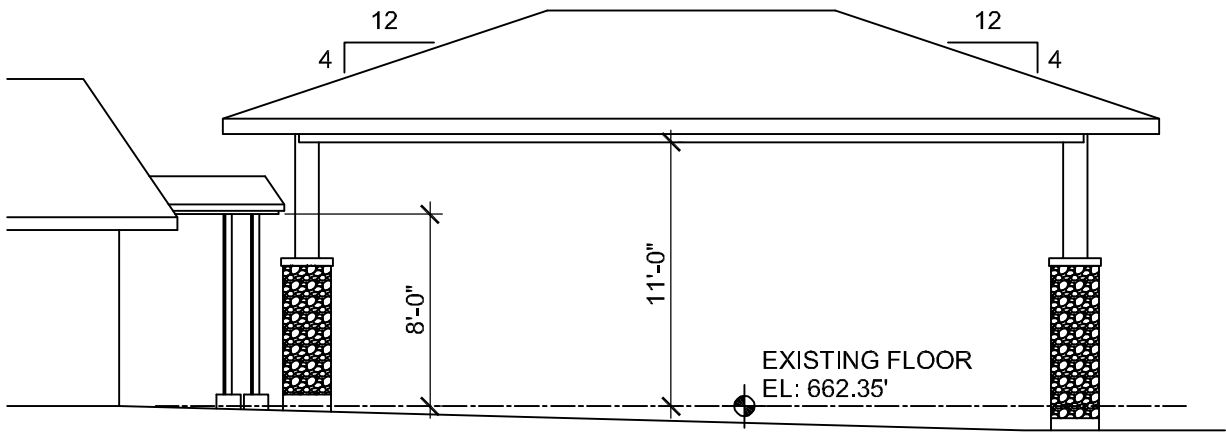
Revisions:

Drawn By: ISE

Checked By: ISE

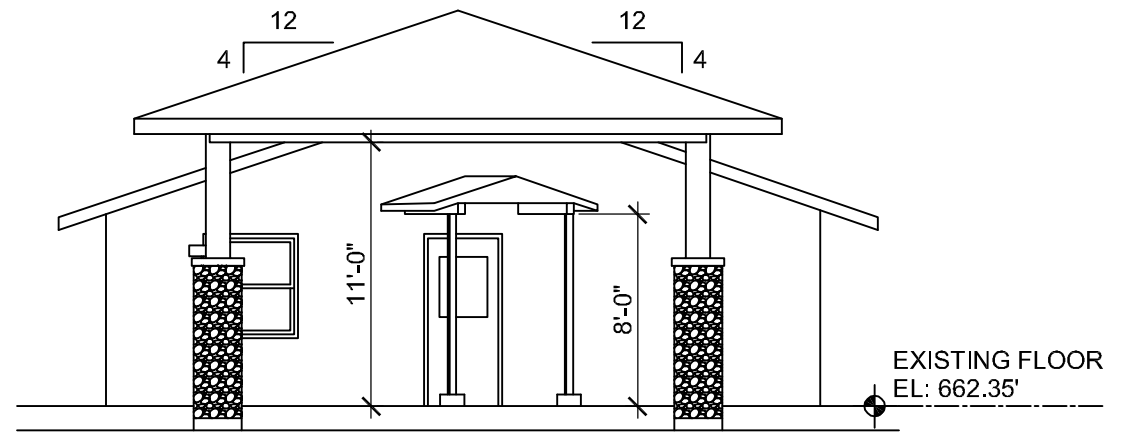
Sheet Title:
Foundation Plan

Sheet Number:
57



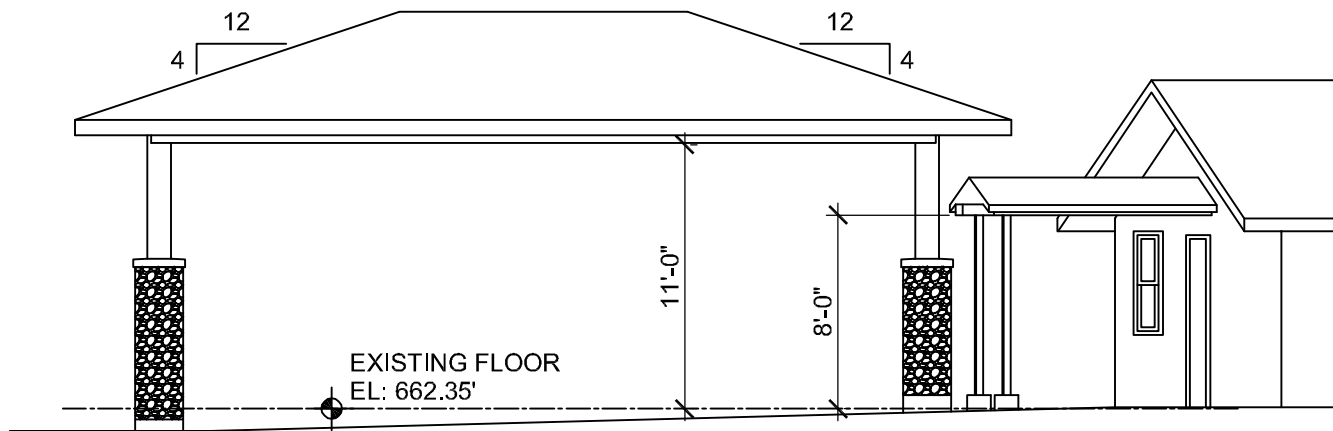
West Elevation

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



South Elevation

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



East Elevation

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



9-9-2022

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Sheet Title:
Elevations

Sheet Number:

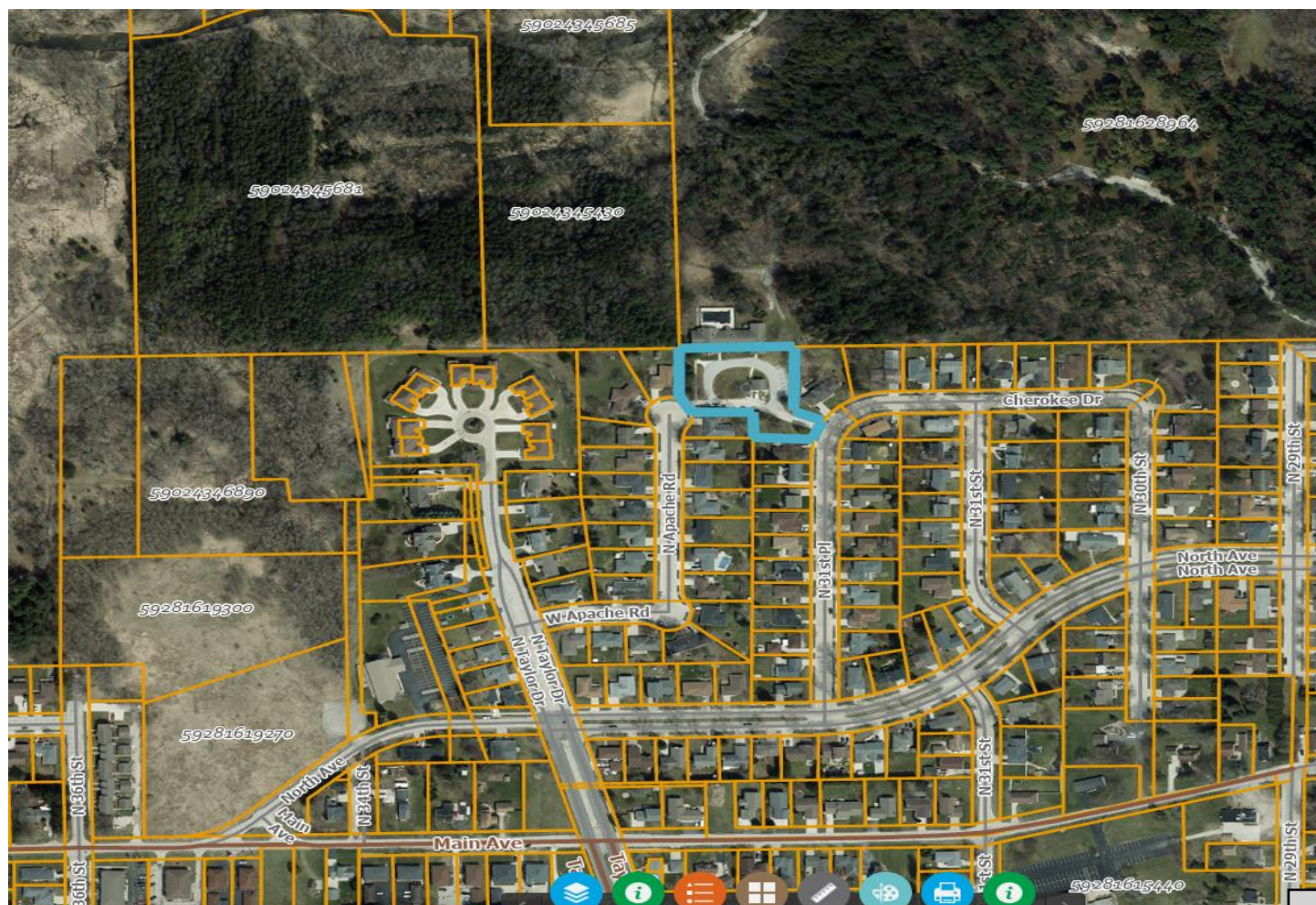
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Steve Woods

From: Mark Ellis <mmehae7@gmail.com>
Sent: Wednesday, August 21, 2019 10:21 AM
To: Steve Woods
Subject: Photo











Welcome To Camp Evergreen

Originally known as Kiddies Camp, Camp Evergreen was founded in 1926 by Charles E. Broughton as a summer camp for underprivileged children. In the mid-1950s, Kiddies Camp changed the focus of its programming to help meet the recreational needs of our communities' children and adults with cognitive disabilities. The name was changed to Camp Evergreen in the 1980s better to reflect our commitment to young and old alike.

Summer Camp

Our traditional summer camp program begins in mid-June and ends in mid-August. Each five-day session runs from Monday through Friday and is divided into specific age groups. Our camper-to-staff ratio is typically 3:1.

Our summer camp participants enjoy a variety of traditional camp activities such as swimming, arts & crafts, and campfires. They also enjoy a variety of community activities such as bowling at the Elk's Club, Tuesday movies at the cinema, concerts in the park, and picnics at the beach.

2022 Summer Field Trips

- **Bookworm Gardens**
- **Shaw Family Playground**
- **Shalom Wildlife Zoo**
- **Odyssey Fun Center**
- **Kohler-Andrae State Park**

Day Service

Our day services program operates Monday through Friday, from 8 AM until 3 PM throughout the year. We currently serve 15 clients, with a 3:1 camper to staff ratio. Our day service program is designed to meet the individual needs of each of our clients.

Each week we plan our lunch menu (lunch is provided at no additional charge each day) and take a group grocery shopping. A communication log is sent home daily between caregivers and us to keep everyone informed on the client's day/night events and other important information.

Weekend Respite

Weekend respite begins in late August and runs through early May. We currently offer two weekends each month for our campers who have attended our summer program in the past.

Weekends are low-key, stay at camp opportunities for campers to hang out with friends, do arts & crafts, watch movies, listen to music, dance, play games, and just enjoy some time away from home. It is also a great opportunity for parents and care providers to take a little break from their daily routine.

Mission Statement

To enrich the lives of children and adults with cognitive and other disabilities, as well as the lives of their families and care-providers, by offering accessible, compassion-driven, respite care, day services, after school care and summer camp programming.

