



# CITY PLAN COMMISSION AGENDA

**May 14, 2024 at 4:00 PM**

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

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

## **OPENING OF MEETING**

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest
4. Election of Vice Chair

## **MINUTES**

5. Approval of the Plan Commission minutes from April 23, 2024.

## **SITE PLAN REVIEW**

6. 625 S. Taylor Drive: Review of site plan for Kwik Trip freezer addition

## **PUBLIC HEARING AND ACTION ITEMS**

7. 1702 S. 17th Street: Consideration of a Conditional Use in the Neighborhood Commercial NC district to allow the creation of an outdoor seating area at an existing pub.
8. 2201 N. 15th Street: Consideration of a Conditional Use in the UC Urban Commercial district to allow the operation of a food truck in the parking lot of an existing bar. Requesting exceptions for operating hours and temporary use.
9. 1619 Calumet Drive: Consideration of a Conditional Use in the UC Urban Commercial district to allow use of building for indoor entertainment.

## **NEXT MEETING**

10. May 28, 2024

## **ADJOURN**

11. 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 23, 2024**

**MEMBERS PRESENT:** Jerry Jones, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

**EXCUSED:** Mayor Ryan Sorenson and Alderperson Trey Mitchell

**STAFF/OFFICIALS PRESENT:** Planning and Zoning Administrator Elke Daugherty, Associate Planner Ellise Rose and Building Inspection Specialist Linnae Wierus

**OPENING OF MEETING**

- 1. Roll Call

Vice Chair Jerry Jones called the meeting to order at 4pm.

- 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

- 3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

- 4. Approval of the Plan Commission minutes from April 9, 2024.

**MOTION TO APPROVE**

Motion made by Marilyn Montemayor, seconded by Braden Schmidt

Voting yea: Jerry Jones, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

**PUBLIC HEARINGS**

- 5. Public hearing regarding application for Conditional Use Permit by St. Luke United Methodist Church to use the existing parsonage located at 915 N. 7<sup>th</sup> Street to house one refugee family.

**MOTION TO CLOSE ALL PUBLIC HEARINGS**

Motion made by Marilyn Montemayor, seconded by Braden Schmidt

Voting yea: Jerry Jones, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- 6. Application for Conditional Use Permit by St. Luke United Methodist Church to use the existing parsonage located at 915 N. 7<sup>th</sup> Street to house one refugee family.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.**

Motion made by Marilyn Montemayor, seconded by Braden Schmidt

Voting yea: Jerry Jones, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazard materials, etc.
2. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
3. Applicant shall adequately address all Fire Department concerns related to this development.
4. 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, architectural review, etc. reflecting those amendments.

**NEXT MEETING**

7. May 14, 2024

The next meeting is scheduled on May 14, 2024.

**ADJOURN**

8. Motion to Adjourn

MOTION TO ADJOURN AT 4:05 PM.

Motion made by Marilyn Montemayor, seconded by Kimberly Meller

Voting yea: Jerry Jones, Marilyn Montemayor, Braden Schmidt, Kimberly Meller and Public Works Consultant Aaron Groh



## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Site Plan Review by Ted Cone to construct a walk-in freezer addition at the KwikTrip convenience store at 625 S. Taylor Drive. SC Suburban Commercial Zone.

**REPORT PREPARED BY:** Elke Daugherty, Planning and Zoning Administrator

**REPORT DATE:** April 26, 2024

**MEETING DATE:** May 14, 2024

#### **APPLICANT PROPOSAL:**

Ted Cone, authorized representative of the Kwik Trip store located at 625 S. Taylor Drive is proposing to construct a 233 square foot walk-in freezer addition to the existing store. The applicant states the following:

- The proposed addition is 233 sq. ft. walk in freezer addition located on the northwest side of the existing convenience store.
- The freezer will store products to be prepared by the kitchen.
- There are no other improvements proposed to the building.
- The addition will be flat roof design and match the existing exterior in texture and materials.
- No parking is affected.
- No impact to neighboring properties is expected.

#### **STAFF ANALYSIS:**

The existing use is permitted under the Suburban Commercial District as indoor sales. The site plan review shows that no exceptions are required for the project.

#### **ACTION REQUESTED:**

Staff recommends approval of the site plan subject to the following conditions:

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).

3. Applicant shall adequately address all Sheboygan Water Utility concerns related to development.
4. Applicant shall adequately address all Fire Department concerns related to this development.
5. If there are any amendments to the approved site plan (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new application, architectural review, etc. reflecting those amendments.


Item 6.

**ATTACHMENTS:**


Site plan review application and attachments

873

Item 6.

	<b>CITY OF SHEBOYGAN</b>	Fee: <b>\$100</b>
	<b>SPECIAL USE AND SITE PLAN REVIEW APPLICATION</b>	Review Date: _____
		Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Kwik Trip Inc.	Authorized Representative Ted Cone	Title Project manager	
Mailing Address 1626 Oak St	City La Crosse	State WI	ZIP Code 54602
Email Address tcone@kwiktrip.com		Phone Number (incl. area code) 608-793-5976	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City Same	State	ZIP Code
Email Address		Phone Number (incl. area code)	
SECTION 3: Architect Information			
Name River Valley Architects Jamey Bower			
Mailing Address 3300 Birch St.	City Eau Claire	State WI	Zip 54703
Email Address jamey@rivervalleyarchitects.com		Phone Number (incl. area code) 715-832-0875	
SECTION 4: Contractor Information			
Name Kwik Trip Inc. (Ted Cone)			
Mailing Address 1626 Oak St.	City La Crosse	State WI	Zip 54602
Email Address tcone@kwiktrip.com		Phone Number (incl. area code) 608-793-5976	
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Ted Cone	Title Project mgr.	Phone Number 608-793-5976	
Signature of Applicant 		Date Signed 4/17/24	

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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

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

Parcel No. 59281215134

Zoning Classification SC

Name of Proposed/Existing Business: Kwik Trip Inc

Address of Property Affected: 625 S. Taylor Drive

New Building: Addition: Remodeling: **SECTION 7: Brief Description of Type of Structure**

Attach 233 Sq/ft Walk in freezer addition to existing store. Frostwall/fooder demolition, steel/metal panels with brick exterior to match, Rubber membrane roof.

**SECTION 8: Description of EXISTING Operation or Use**

Convenience store

**SECTION 9: Description of the PROPOSED Operation or Use**

Adding storage capacity for the kitchen



## Store Engineering

1813 Kramer Street  
La Crosse, WI 54603  
www.kwiktrip.com

City of Sheboygan

April 15, 2024

Site plan review submittal

Subject property (625 S. Taylor Drive) is an existing convenience store (KwikTrip, Inc.)

Propose change is adding a 233 sq/ft walk in freezer addition

Products stored in the new freezer will be various food product to be prepared by the kitchen

No change to employee numbers, no available estimate of more daily customers

Floor area of the new walk in freezer is 233 sq/ft.

No changes to site conditions except added sq/ft. Existing sq/ft of store is 2905

Addition will be flat roof design, parallel to back sidewall of existing store with texture and materials to match existing store appearance and construction

Interior existing walk in freezer/cooler will be removed and that space will be finished to allow for additional kitchen sq/ft. Tile floor, glassboard walls and dropped ceiling finishes.

No parking will be affected

No signage with this addition

Projected project start date of 6/1/24 Estimated cost of project is \$190,000

Identical design and use as existing

No impact to adjacent properties is anticipated.

Required plans are included in this submittal.

Sincerely,

Ted Cone  
Project Manager  
Kwik Trip Inc.

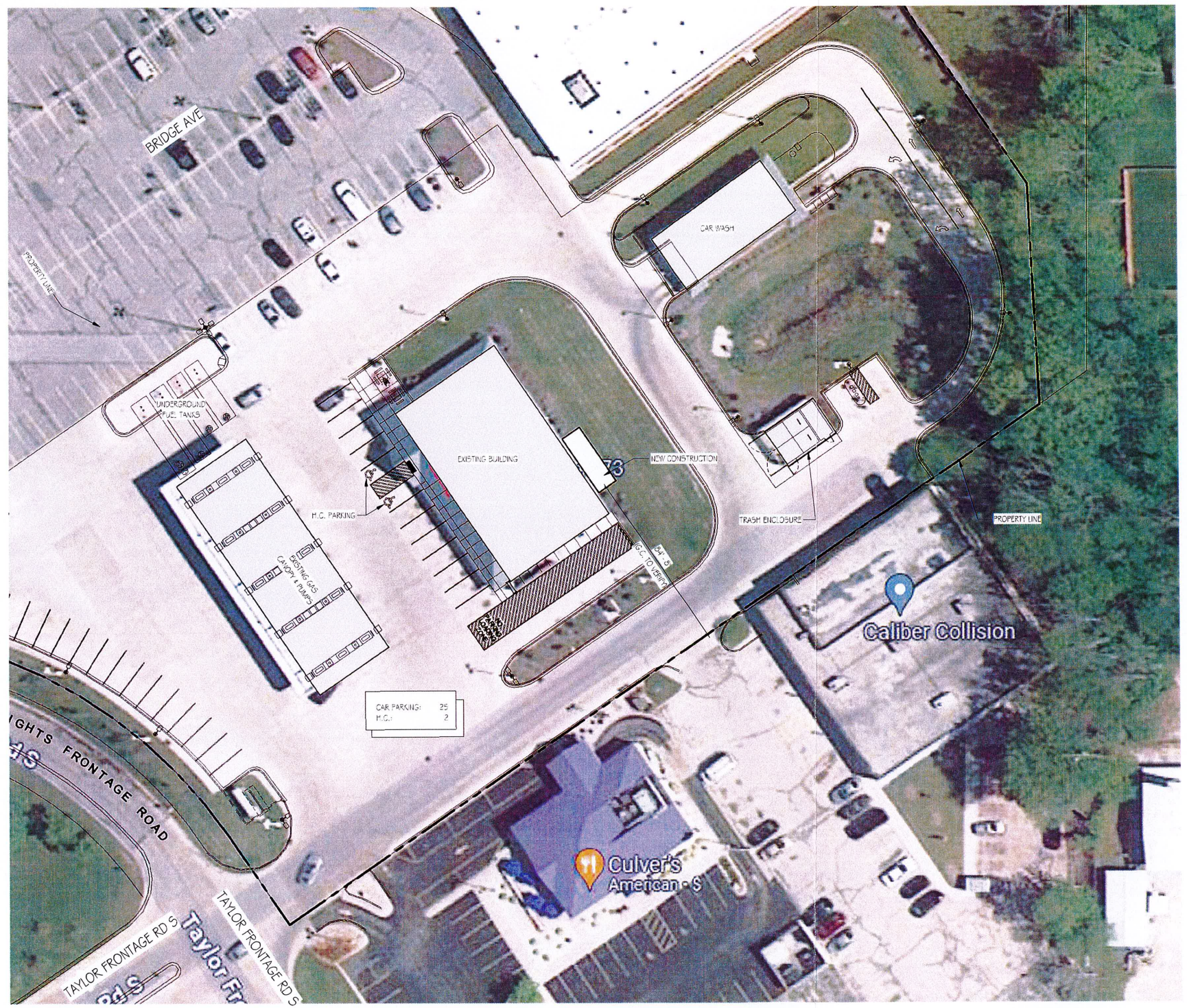
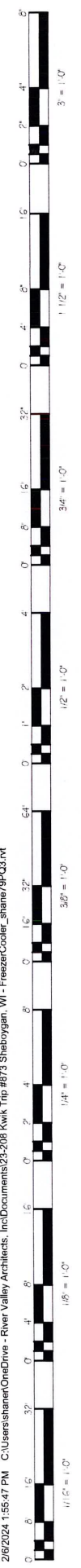
OUR MISSION

*To serve our customers and community more effectively than anyone else by treating our customers, coworkers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.*





2/6/2024 1:55:47 PM C:\Users\shane\OneDrive - River Valley Architects, Inc\Documents\23-208 Kwik Trip #873 Sheboygan, WI - Freezer/Cooler\_stam78PQ3.rvt




ARCH. SITE PLAN  
1" = 30'-0"

**RVA**  
RIVER VALLEY ARCHITECTS

**Kwik TRIP**  
STORES

**Kwik STAR**  
STORES

KWIK TRIP, Inc.  
P.O. BOX 2107  
193 GAK STREET  
LA CROSSE, WI 54603-2107  
PH: (608) 781-8986  
FAX: (608) 781-8983

**KWIK TRIP #873**  
**FREEZER / COOLER ADDITION.**  
 625 S TAYLOR DR. SHEBOYGAN, WI 53061

DATE	DESCRIPTION

DRAWN BY: SR  
 P.M.: B.J.C.  
 JOB NO.: 23-208  
 DATE: 02.06.2023  
 ARCHITECTURAL SITE PLAN

A5001

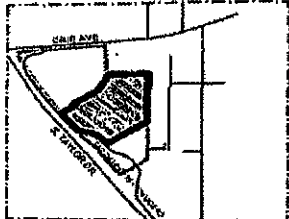
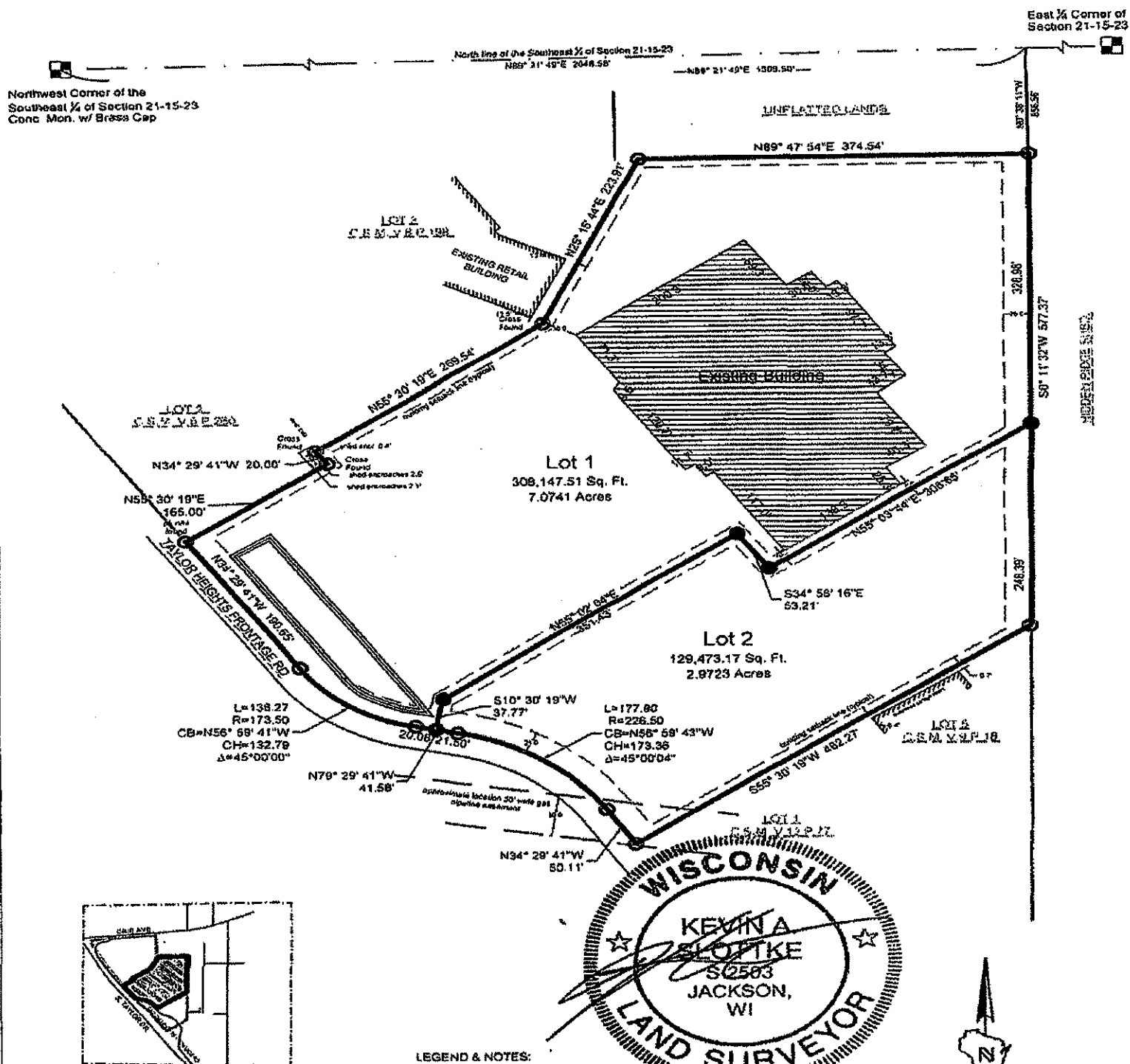
TYPE - PERMIT



1938642  
 SHEBOYGAN COUNTY, WI  
 RECORDED ON  
 02/02/2012 1:27 PM  
 ELLEN R. SCHLEICHER  
 REGISTER OF DEEDS  
 RECORDING FEE: 30.00  
 EXEMPTION #  
 Cashier ID: 9  
 PAGES: 3

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

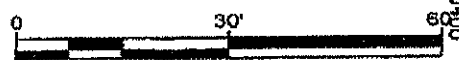
Being a redivision of all of Lot 4 of Certified Survey Map recorded May 5, 1988, in Volume 8 of Certified Survey Maps on Pages 198 to 200, as Document No. 1168491, being part of the Southwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.



Southeast 1/4 of Section 21-15-23  
 Scale 1" = 2000'

LEGEND & NOTES:  
 ○ Indicates found 1" Iron Pipe unless otherwise noted on drawing.  
 ● Indicates set 3/4" diam. rebar, 18" long weighing 1.50 lbs/lin. ft.  
 Bearings are referenced to the Sheboygan County Coordinate System. The north line of the Southeast 1/4 of Section 21-15-23 assumed to bear N 89° 21' 49" E  
 Distances measured to the nearest 0.01'.  
 Angles measured to the nearest 01'.

GRAPHIC SCALE

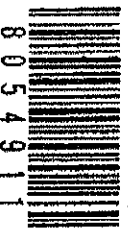


Sheet 1 of 3

THE **SIGMA** GROUP  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

PROJECT NUMBER SO-2804 DRAFTED BY KAS 9-13-11

VOL 25 PAGE 122





# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a redivision of all of Lot 4 of Certified Survey Map recorded May 5, 1988, in Volume 8 of Certified Survey Maps on Pages 198 to 200, as Document No. 1168491, being part of the Southwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

### CONSENT OF CORPORATE MORTGAGEE:

BMO Harris Bank National Association (f/k/a Harris N.A.), successor by merger to M&I Marshall & Isley Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat, and does hereby consent to the above certificate of BV Sheboygan, LLC, owner.

IN WITNESS WHEREOF, the said BMO Harris Bank National Association (f/k/a Harris N.A.), successor by merger to M&I Marshall & Isley Bank has caused these presents to be signed

by Austin J Mautz, ~~its President~~ Vice President

Milwaukee, Wisconsin, and its corporate seal to be hereunto affixed this 4<sup>th</sup> day of October, 2011.

In the presence of:

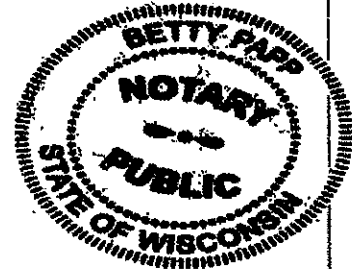
APR Andrea Schwenk (Corporate Seal)

[Signature] 10-4-11  
Vice President Date  
Austin G. Mautz  
STATE OF WISCONSIN ss  
Milwaukee COUNTY

Personally came before me this 4<sup>th</sup> day of October, 2011, Austin J Mautz, Vice President, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires 11-3-2013

Betty Papp Betty Papp  
Notary Public - State of Wisconsin



### PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Sheboygan this 27 day of September, 2011

[Signature]  
Chairman

Chairperson



THE **SIGMA** GROUP  
Single Source. Sound Solutions.

www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

PROJECT NUMBER SD-2804 DRAFTED BY KAS 9-13-11

Sheet 3 of 3

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit by Roman Draughon to create outdoor seating at Limelight Pub located at 1702 S. 17<sup>th</sup> Street. Neighborhood Commercial NC Zone.

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**REPORT PREPARED BY:** Elke Daugherty, Planning and Zoning Administrator

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**REPORT DATE:** April 11, 2024

**MEETING DATE:** May 14, 2024

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#### APPLICANT PROPOSAL:

Roman Draughon, owner operator of Limelight Pub is proposing to add outdoor seating to an established tavern/pub. The applicant states the following:

- Outdoor seating consisting of three tables serving up to 16 total customers will be added to the front east and south side of the building. Seating and planter will be provided year-round.
- Current seating capacity is 70 and current available seating indoors is 45. 16 outdoor seats plus existing seating is a total of 61 seats.
- Outdoor seating is part of a plan to encourage the food service aspect of the business and smaller events to encourage more stable and frequent business. This will allow the business to decrease the number of larger events.
- The business will continue to operate hours to close well before bar close out of respect to neighbors.
- Outdoor seating options offer an attractive experience for residents and tourists. This is part of a trend in the city among numerous restaurants and bars which is creating a vibrant environment.
- The outdoor seating improves the appearance of the property and therefore is a benefit to the surrounding neighborhood.

#### STAFF ANALYSIS:

Per Sec105-402(c)(10) indoor commercial entertainment is a conditional use in the Neighborhood Commercial zone. The proposed change is reviewed as a part of a conditional use.

Staff has determined that the additional seating will not exceed any zoning/building requirements.

The proposed change improves the appearance of the existing building and offers neighbors and visitors an attractive destination in the warmer weather.


**ACTION REQUESTED:**

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

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
3. Applicant shall adequately address all Fire Department concerns related to this development.
4. 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, architectural review, etc. reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments

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

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

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) SHEBOYGAN REAL ESTATE ENTERPRISES LLC	Authorized Representative Roman Draughon	Title Owner Operator	
Mailing Address 1702A S 17th St	City Sheboygan	State WI	ZIP Code 53081
Email Address thulurage@gmail.com		Phone Number (incl. area code) 920-377-0851	

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

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

**SECTION 3: Project or Site Location**

Project Address/Description 1702 S. 17th St. Sheboygan, WI 53081	Parcel No. 59281414820
---------------------------------------------------------------------	---------------------------

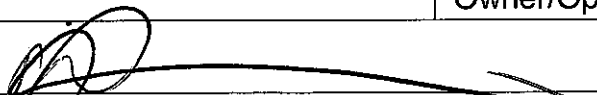
**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	Limelight Pub
Existing Zoning:	Neighborhood Commercial District
Present Use of Parcel:	Tavern/Pub
Proposed Use of Parcel:	Tavern/Pub
Present Use of Adjacent Properties:	Residential

**SECTION 5: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) Roman Draughon	Title Owner/Operator	Phone Number 920-377-0851
Signature of Applicant 		Date Signed 04/8/24

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.

PARCEL NO. \_\_\_\_\_  
MAP NO. \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only Item 7.  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

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: Roman Draughon  
ADDRESS: 1702A S 17th St. E-MAIL: thulurage@gmail.com  
PHONE: 920-377-0851 FAX NO.

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Limelight Pub  
ADDRESS OF PROPERTY AFFECTED: 1702 S 17th St  
LEGAL DESCRIPTION: Tavern serving beer, alcohol, and food.

✓ BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Tavern serving beer, alcohol, and food.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Was informed that the sidewalk license that I had was not the correct application as there is a small area in front of the building that is technically not on the sidewalk but part of the property.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Specifically, adding a few smaller tables to the front of the bar to allow patrons to sit outside in the warmer months. Hopefully, to help offset loss of business during the summer months.

**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's great to see the numerous outdoor seating options happening throughout the city including the space outside of Trattoria Stefano/Il Ritrovo, the Black Pig, 8th Street Ale Haus, Craft30, Scenic Bar, and Urbane to name a few. It creates an inviting destination for both residents and tourists. Having a few outside tables for the Limelight Pub will allow us to offer a similar experience and offer a destination within walking distance for the neighborhood.

**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?**

We've grown to be a destination for live music but having outdoor seating is part of a plan to decrease the amount of larger events and to encourage smaller, more stable and frequent business. Our focus is on expanding the food aspect of the business so that we can attract people for lunch and happy hour verses larger music shows. We've always structured our business hours to close well before bar close out of respect for the neighbors and will treat any outdoor seating in the same regard.

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

This will allow us to make better use of the property and offerings associated with the current land uses with the added bonus of improving the aesthetics of the outdoor area of the property.

**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...the area as proposed will not impede on access to any areas serviced by utilities or public agencies.

---

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

LLC? **OWNER OF SITE:** Roman Draughon

**ADDRESS:** 1702a S 17th St **E-MAIL:** thulurage@gmail.com

**ARCHITECT:** NA

D.

- a) **“How is the proposed conditional use (independent of its location) in harmony with the Item 7. es, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?**

It's great to see the numerous outdoor seating options happening throughout the city including the space outside of Trattoria Stefano/Il Ritrovo, the Black Pig, 8th Street Ale Haus, Craft30, Scenic Bar, and Urbane to name a few. It creates an inviting destination for both residents and tourists. Having a few outside tables for the Limelight Pub will allow us to offer a similar experience and offer a destination within walking distance for the neighborhood.

- b) **Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights- of-way?**

We've grown to be a destination for live music but having outdoor seating is part of a plan to *decrease* the amount of larger events and to encourage smaller, more stable and frequent business. Our focus is on expanding the food aspect of the business so that we can attract people for lunch and happy hour verses larger music shows.

We've always structured our business hours to close well before bar close out of respect for the neighbors and will treat any outdoor seating in the same regard.

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

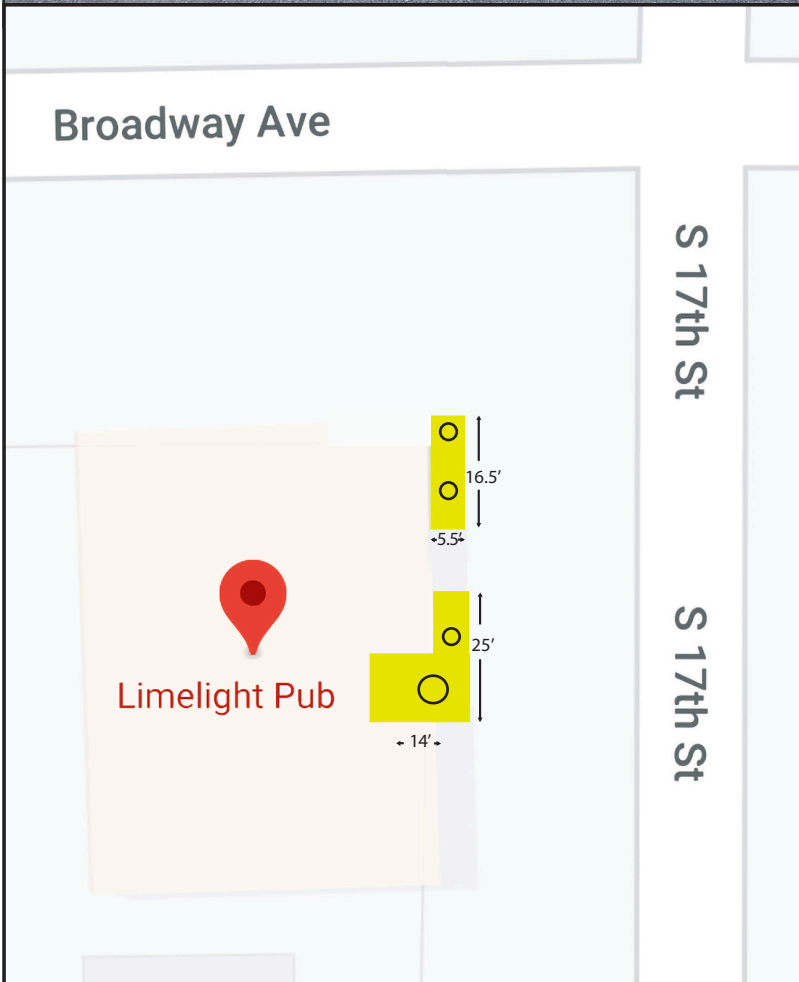
This will allow us to make better use of the property and offerings associated with the current land uses with the added bonus of improving the aesthetics of the outdoor area of the property.

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

Yes. The plan is to add three tables which can serve up to 16 total. The location of the tables are next to the front door of the facility which grants immediate access to the restrooms. Current seating capacity is 70 persons. We have available seating for 45 indoors which allows for the additional outdoor seating.











Item 7.





## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Leonardo Enriquez to establish and operate a food truck in the existing parking lot of Screamers, a bar, located at 2201 N. 15<sup>th</sup> Street. UC Urban Commercial Zone.

**REPORT PREPARED BY:** Elke Daugherty, Planning and Zoning Administrator

**REPORT DATE:** April 12, 2024

**MEETING DATE:** May 14, 2024

#### **APPLICANT PROPOSAL:**

Leonardo Enriquez is proposing to establish a food truck located 2201 N. 15<sup>th</sup> Street. The applicant states the following:

- The applicant hopes to establish a family-run food truck offering authentic Mexican food to be located within the parcel of an existing bar, Screamers.
- The truck will occupy a 9 ft x 12 ft area to the south of the existing building.
- A small seating area will be located to the west of the truck.
- The food truck will operate from March 1<sup>st</sup> to November 30<sup>th</sup>. The truck will remain in place during that time. From December through February the truck will be stored at the applicant's residence.
- The truck will operate between 11 am and 10 pm.

#### **STAFF ANALYSIS:**

While Sec 105-450(e)(5) allows "general temporary outdoor sales" as a temporary use in the UC Urban Commercial District, this application triggers review under the Conditional Use process per Sec 105-998(a)(2) given the special nature of the use and its specific circumstances.

The applicant is requesting an exception from Sec 105-723(e)(2)(a) that states that the display shall be limited to a maximum of 12 days as well as Sec 105-723(e)(2)(e) that all activities shall be limited to daylight hours.

Food trucks offer low-risk business opportunities in the restaurant business and have been the start of some now established restaurants and caterers in the City. Food trucks afford the community food options and help to create a vibrant urban environment.



**ACTION REQUESTED:**

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

1. The truck shall be located to the east of fire escape landing, but no farther than end of the building.
2. The applicant shall erect a temporary fence no higher than 30 inches along the property line to the west of the truck to create a designated waiting area to create a separation from sidewalk traffic.
3. The applicant shall post one sign on the truck to instruct customers to wait to the west of the truck and not on the sidewalk.
4. Seating shall be limited to the area to the west of the truck to the existing stairs.
5. The use shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
6. 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, 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.
7. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
8. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
9. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
10. 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.
11. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
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 adequately address all Fire Department concerns related to this development.
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, architectural review, etc. reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments



**CITY OF SHEBOYGAN**

**APPLICATION FOR  
CONDITIONAL USE**

Fee: \$250.00

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

Zoning: UC

Item 8.

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Mailing Address <u>1418 Greele Ave.</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53083</u>
Email Address <u>mamma_gis_amc@gmail.com</u>	Phone Number (incl. area code) <u>(920) 918-9878</u>		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) <u>Martha Jo Butzen</u>	Contact Person <u>Marti Butzen</u>	Title <u>OWNER</u>	
Mailing Address <u>2201 N 15th St</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53083</u>
Email Address <u>martibutzen@gmail.com</u>	Phone Number (incl. area code) <u>920 918-8282</u>		
SECTION 3: Project or Site Location			
Project Address/Description <u>2201 N 15th</u>		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	<u>MAMMA GIS Authentic Mexican Cuisine</u>		
Existing Zoning:			
Present Use of Parcel:	<u>BAR (SCREAMERS)</u>		
Proposed Use of Parcel:	<u>PARK A FOOD TRUCK</u>		
Present Use of Adjacent Properties:	<u>HOMES</u>		
SECTION 5: Certification and Permission			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) <u>Leonardo Enriquez</u>	Title	Phone Number <u>(920) 918-9878</u>	
Signature of Applicant <u>Martha Jo Butzen</u>	Date Signed <u>4-9-24</u>		

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

RE: Conditional Use Permit Authorization

martibutzen <martibutzen@gmail.com>

Wed 4/10/2024 12:02 PM

To: Rose, Ellise <Ellise.Rose@sheboyganwi.gov>

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone

----- Original message -----

From: "Rose, Ellise" <Ellise.Rose@sheboyganwi.gov>

Date: 4/10/24 10:51 AM (GMT-06:00)

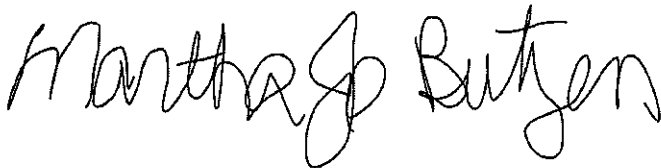
To: martibutzen@gmail.com

Subject: Conditional Use Permit Authorization

Good Morning Marti,

Please find the template below for a conditional use permit application authorization. If you have any questions please let me know.

I, Martha Jo Butzen, (owner) authorize Eddie Enriquez (leaser) to submit a conditional use permit application to operate a food truck from my property located at 2201 N 15th Street Sheboygan, WI 53083.



---

Name

Date 04-10-24

Thanks,

*Ellise Rose*

Associate Planner  
City of Sheboygan  
(920)459-3379

NOTICE: This e-mail may contain confidential information and is intended only for the individual named. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail; please notify the sender immediately and delete this e-mail from your system. Also, please be aware that email correspondence to and from "The City of Sheboygan" may be subject to open record requests.

## Re: Questions regarding food truck application

Mama G <mammagsamc@gmail.com>

Wed 4/17/2024 12:40 PM

To: Daugherty, Elke <Elke.Daugherty@sheboyganwi.gov>

Hello! Writing back with those questions and photos for you.

We plan on opening and operating between the months of March through November.

We will be providing a small seating area, but plan for all orders to be take out or to go. Customers will be lining up toward the right of the window.

The food truck itself will be parked where the table and garbage bin currently is. They will both be moved to create space as the food truck will not be moved and it will stay there overnights.

Thank you! Please let me know if there's anything you for you.







Item 8.



Hello. - The reason why I want to open Food truck. in my family, we love to cook we want to have our own business and get ahead, my children and I make it. something familiar. -

to make known. What Mexican Food Really is. Make fresh corn and flour tortillas. the authentic flavor of. good rice and Mexican desserts. -

We chose this place. because it is. Close to the house. in case an emergency arises. we are close to home. the owner of the bar. knows my uncle they were the owners of the first. Mexican. restaurant in. sheboygan.

Amelia's Mexican Restaurant.

We want to continue with the authentic. Flavor of Mexican. Food. -

the thing that will come will be Sada. meal, desserts. fruit. corn. -

We are a family of 3 people. who will work in the food truck

We hope to serve more than 20 people per day

Customers will be able to park on the Street easily without any problem.

Food truck. in site parking, no retaining walls, no dumpster, no enclosures needed. truck had smoke, extractor, trying to do orders as soon as possible to prevent a glomeration.

59281708520

59281708510

T450

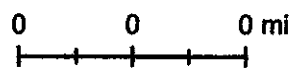
A



GIS Web Map | Sheboygan County | Wisconsin



GIS Web Map



This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds. In areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it is addressed. Sheboygan County distributes this data on an 'as is' basis, no warranties are implied.





## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Michelle Gellings to operate Gellings Roofing and Siding and coffee shop at 1619 Calumet Drive. UC Urban Commercial Zone.

**REPORT PREPARED BY:** Elke Daugherty, Planning and Zoning Administrator

**REPORT DATE:** April 24, 2024

**MEETING DATE:** May 14, 2024

#### APPLICANT PROPOSAL:

Gellings Roofing and Siding, represented by Michelle Gellings, is proposing to locate its corporate office, retail store, showroom and storage, and a coffee shop at 1619 Calumet Drive. The applicant states the following:

- The current owner is using the structure for storage of recreation and collector vehicles.
- Gellings Roofing and Siding provides exterior remodeling services including roofing, siding, windows, soffit, and fascia.
- They employ 11 employees and anticipate 80 guests per day.
- The project will have two phases. First, the glass building on the south part of the parcel will house the temporary showroom and offices while the larger building is remodeled. In the second and final phase, the large building will house the show room, retail section, corporate offices, and storage for equipment and materials. The glass building will house “Rooftops Coffee Shop and Café”. The use will provide beverages, homemade bakery, and food items, and will host various community events such as cooking nights and open mic nights.
- The hours proposed are 6 a.m. to 9 p.m.
- The signage will be present only on the glass building and will state “Gellings” in the first phase, and “Roof Tops Coffee Shop” upon completion.
- To accommodate the new use, the buildings will get new roofs and HVAC. The large building will have added skylights, updated lighting, new offices, interior walls, and accent lighting.
- Exterior improvements will include a mural facing Calumet Drive on the large building which would feature a city skyline of rooftops. Lighting and landscaping improvements will be made for both buildings.
- The current blue metal roof would be maintained.
- Sufficient parking is provided as the previous use was a car sales lot.
- The remodel is expected to take approximately two years.
- The proposed use will bring art and café/coffee shop to adjacent properties and larger community.

**STAFF ANALYSIS:**

Per Sec 105-450(a)(5) indoor sales and service is a land use permitted by right in the Urban Commercial district. The proposed sales and service of roofing does not trigger Plan Commission review given the scope of the project.

Per Sec 105-450(c)(7) indoor commercial entertainment is a land use permitted as a conditional use in the Urban Commercial district. The proposed café/coffee shop is indoor commercial entertainment and therefore requires review and approval of Plan Commission.

**ACTION REQUESTED:**

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

1. Applicant shall apply for Plan Commission approval for final mural design.
2. The applicant shall apply for all necessary permits for the proposed commercial kitchen in the coffee shop/café.
3. Per Section 105-929(f)(1) parking shall be clearly marked in a manner which indicates required parking stalls.
4. The applicant shall block vehicle access to 13<sup>th</sup> Street. Per 105-927(c)(2)(7) nonresidential uses shall not have access points onto a residential street unless such street has the only available frontage.
5. The applicant shall apply for a sign permit and all new signage shall be installed per Section 105-IX Signs of the City of Sheboygan Zoning Ordinance.
6. 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, 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.
7. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
8. Applicant shall call Janet Duellman to verify landscaping at 920/459-3380.
9. The use of all off-street parking areas shall be limited to the parking of operable vehicles not for lease, rent, or sale.
10. Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site per Sec 105-929(d).
11. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by section 105-931(c)
12. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.



- 14. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
- 15. 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.).
- 16. Applicant shall adequately address all Fire Department concerns related to this development.
- 17. 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, architectural review, etc. reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments



**CITY OF SHEBOYGAN**

**APPLICATION FOR  
CONDITIONAL USE**

Fee: \$250.00  
 Review Date: \_\_\_\_\_  
 Zoning: \_\_\_\_\_

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

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) Gellings Roofing & Siding		Authorized Representative Michelle Gellings		Title V.P.	
Mailing Address 527 Ontario Ave		City Sheboygan		State WI	ZIP Code 53081
Email Address marketing@gellingsroofing.com			Phone Number (incl. area code) 920.693.2240		

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

Applicant Name (Ind., Org. or Entity) Roger Rodewald		Contact Person Roger Rodewald		Title Owner	
Mailing Address 1619 Calumet Dr		City Sheboygan		State WI	ZIP Code 53081
Email Address			Phone Number (incl. area code) 920-627-4490		

**SECTION 3: Project or Site Location**

Project Address/Description 1619 Calumet Dr Sheboygan WI 53081	Parcel No. 59281600850
-------------------------------------------------------------------	---------------------------

**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	MSR Realty LLC
Existing Zoning:	Urban Commercial
Present Use of Parcel:	Storage
Proposed Use of Parcel:	Retail, Office
Present Use of Adjacent Properties:	Kwik Trip, Auto Zone, J&F Food Mktc, Schultz's

**SECTION 5: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) Roger Rodewald	Title Member	Phone Number 920 627 4490
Signature of Applicant <i>[Signature]</i>		Date Signed 4/22/24

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.

4-22-24

Dear Board Members,

Thank you for your interest in our proposal. We appreciate your consideration and are eager to provide further insights to support your decision-making process.

At this stage, we understand that you may require more in-depth information to fully evaluate the potential benefits and implications of our proposal. To facilitate this, we are prepared to conduct a comprehensive survey that will delve into the specifics of our proposal, offering detailed data and analysis to address any questions or concerns you may have. We would like you to consider there would be less traffic than for previous use as a dealership.

Additionally, the "warehousing" of materials and equipment is also no more than what was stored for the mechanics when the shop was in use. ALMOST all product ( 95%) gets roof top delivered to our sites thus providing more efficiency for our crews. The minimal amount of storage seems like a normal operation as any business from Kwik Trip to Mike's Auto might have on hand and how it was previously used. Please further in detail express any specific concerns or preferences that you deem relevant to the evaluation process.

We believe that we can offer valuable insights and enable you to make a well-informed decision regarding the initiative outlined in our proposal. Should you require any further clarification or wish to discuss any aspect in more detail, please do not hesitate to contact us.

Thank you once again for your attention to our proposal. We look forward to the opportunity to provide the additional information you require and provide yet another unique business experience for Sheboygan Residents and tourists.

Sincerely,

Nick & Michelle Gellings

Gellings Roofing & Siding



**Gellings Roofing & Siding Company Business Operations**  
**W/ Retail Store**  
**and**  
**Roof Tops Coffee Shop**

The current owner is using the structure for storage of recreation and collector vehicles.

Gellings Roofing & Siding is selecting this location to be the home base for corporate offices which will include a retail section and showroom in the largest building.

The "glass" building will be the temporary showroom and offices while the opposing building is being remodeled.

Upon completion of remodeling, the largest building will house corporate offices, a showroom, and a section for storing our own equipment and materials.

The "glass" building will become the Rooftops Coffee Shop & Café.

Gellings Roofing & Siding provides exterior remodeling services including roofing, siding, windows, soffit and fascia.

Gellings Roof Tops Coffee Shop will provide coffee, tea, other beverages homemade bakery, and food items. We also desire to have community meet-up, and host couples date nights, personal chef cook nights, open night mic, and more.

No Residents, Currently GRS employs 11 employees, and we would anticipate 80 guests a day

No dwelling units. Landscaping extends 2-3 feet from the building edge. The parking lot would follow the same footprint as is currently.

Both buildings need new roofs and HVAC. In the largest building we would add skylights, update lighting, and add offices. Also, in the largest building we would add a showroom which would include drywalling and accent lighting and interior design.

The exterior of the largest building would have accent lighting to spotlight the exterior wall in which we would have a city skyline of roof tops. The footing of the building would include landscaping and uplighting onto the wall from the ground with shrubs and foliage.

\*See attached ideas of murals.

The glass building would have additional accent lighting and landscaping around it as well. We intend to keep the current blue metal color at this point as it is also our color for Gellings Roofing. On that blue we would put white lettering for Gellings Roofing and later for ROOF TOPS.

The footprint will basically remain the same. The proposed use and design will bring art, and community to this space and be completely compatible with other properties.

There is nothing different about our use that currently doesn't already happen in this area.

Noise... we run normal business operations and have no more noise than any other business in that area-Just common traffic noise.

Parking is great. Plenty of parking!

Smells- there would be no smells

Hours- regular hours of operation

There is no risk or posed risk for community or neighbors.

## CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

### A. Name of project/development.

Gellings Roofing & Siding Company Business Operations with Retail Store

Roof Tops Coffee Shop

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

- Description of existing use-

The current owner is using the structure for storage of recreation and collector vehicles.

- Description of proposed use (indoor, outdoor, etc.), why was this site selected?

Gellings Roofing & Siding is selecting this location to be the home base for corporate offices which will include a retail section and showroom in the largest building.

The "glass" building will be the temporary showroom and offices while the opposing building is being remodeled.

Upon completion of remodeling, the largest building will house corporate offices, a showroom, and a section for storing our own equipment and materials.

The "glass" building will become the Rooftops Coffee Shop & Café.

- All services, products, etc. to be provided

Gellings Roofing & Siding provides exterior remodeling services including roofing, siding, windows, soffit and fascia.

Gellings Roof Tops Coffee Shop will provide coffee, tea, other beverages, homemade bakery, and food items. We also desire to have community meet-up, and host couples date nights, personal chef cook nights, open night mic, and more.

- Projected number of residents, employees, and/or daily customers –

No Residents, Currently GRS employs 11 employees, and we would anticipate 80 guests a day

- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre

No dwelling units. Landscaping to extend 2-3 feet from building edge. The parking lot would follow the same footprint as is currently.

- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)

Both buildings need new roofs and HVAC. In the largest building we would add skylights, update lighting, and add offices. Also, in the largest building we would add a showroom which would include drywalling and accent lighting and interior design.

- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area

The exterior of the largest building would have accent lighting to spotlight the exterior wall in which we would have a city skyline of roof tops. The footing of the building would include landscaping and uplighting onto the wall from the ground with shrubs and foliage.

\*See attached ideas of murals.

The glass building would have additional accent lighting and landscaping around it as well. We intend to keep the current blue metal color at this point as it is also our color for Gellings Roofing. On that blue we would put white lettering for Gellings Roofing and later for ROOF TOPS.

- An explanation of any interior and/or exterior renovations
- Is access appropriate and is their sufficient customers/resident off-street parking? Yes plenty as this used to be a dealership lot
- Proposed signage -White letters against the Blue Metal on current glass building and Wall mural on exterior of the largest (North) building
- Project timeline and estimated value of project- Immediate occupancy into the glass building and all renovations expected to take 2 years ( hopefully less!) We have had rough estimates of roofing to be \$100,000, HVAC will be about \$75,000, and interior remodel and design \$200,000.
- Compatibility of the proposed use and design with adjacent and other properties in the area.

The footprint will basically remain the same. The proposed use and design will bring art, and community to this space and be completely compatible with other properties.



- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)

There is nothing different about our use that currently doesn't already happen in this area.

Noise... we run normal business operations and have no more noise than any other business in that area-Just common traffic noise.

Parking is great. Plenty of parking!

Smells- there would be no smells

Hours- regular hours of operation

There is no risk or posed risk for community or neighbors.

- Other information that would be considered pertinent by the Plan Commission.

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

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

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

b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

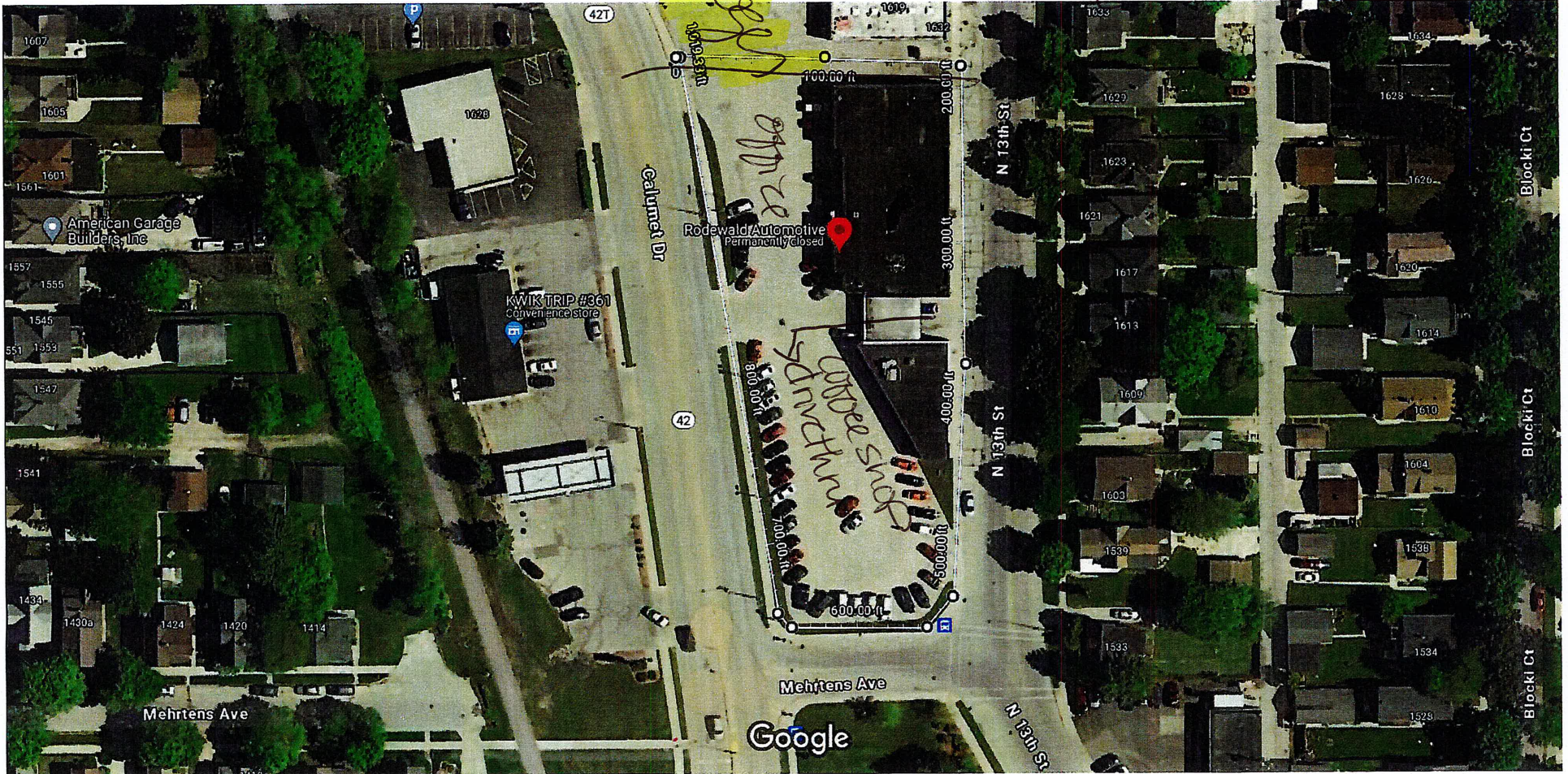
c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

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





1st phase we are situated in coffee shop glass area which we remember (N Building) Item 9.



Imagery ©2024 Maxar Technologies, Map data ©2024 Google 50 ft

Measure distance  
 Total area: 54,662.02 ft<sup>2</sup> (5,078.27 m<sup>2</sup>)  
 Total distance: 1,019.33 ft (310.69 m)

2ND phase  
 we move into corp offices  
 & showroom  
 Glass building is coffee shop 47

~~Roger~~ is keeping highlighted Building



1st Phase  
Gellings name  
2nd Phase  
Roof tops  
Workshop



▽ Gellings  
★ White Letterings









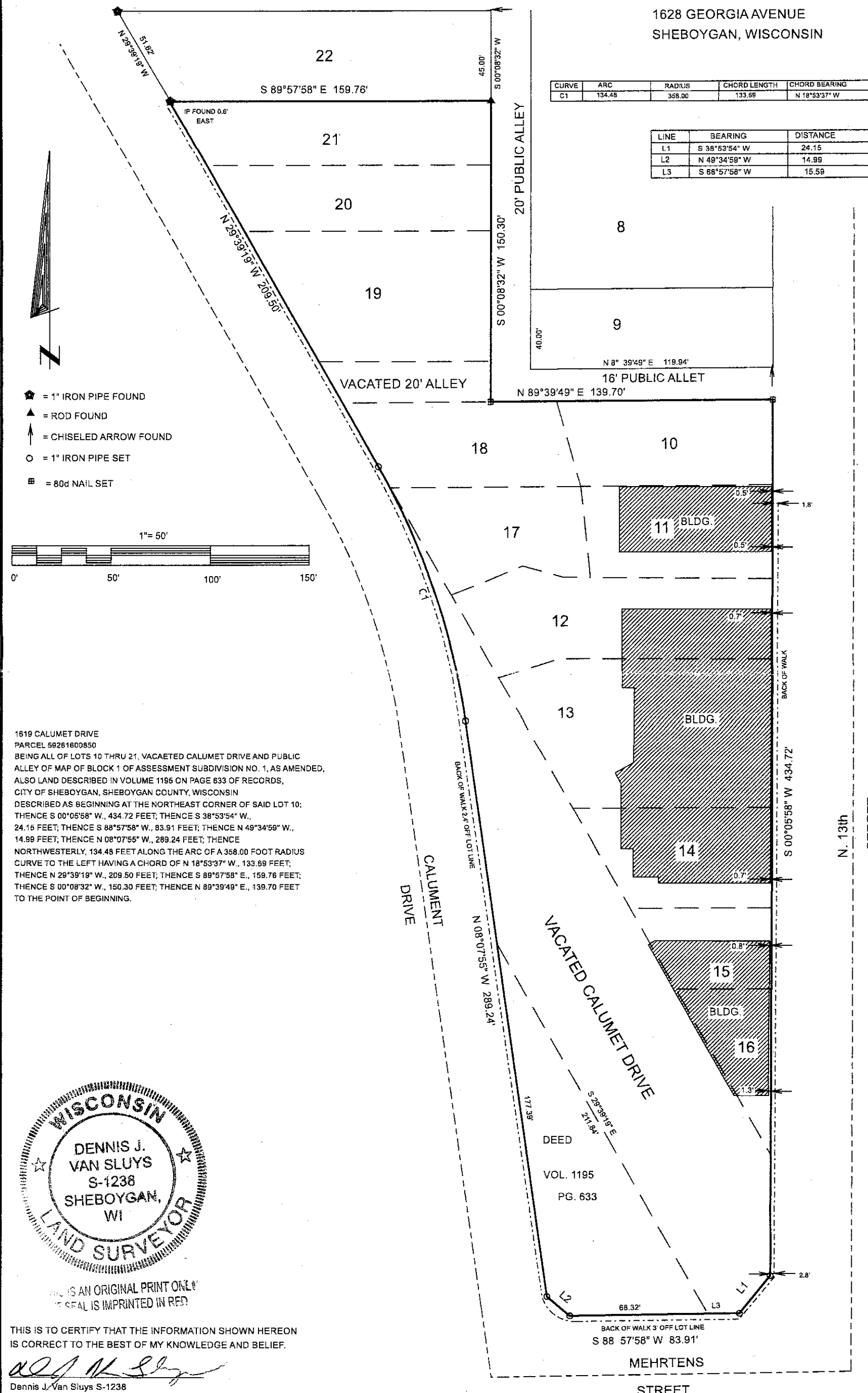




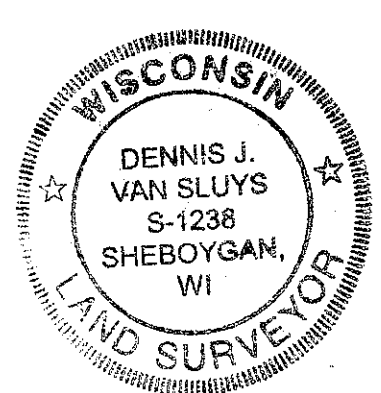
D & H LAND SURVEYS LLC  
 1628 GEORGIA AVENUE  
 SHEBOYGAN, WISCONSIN

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	134.48	358.00	133.69	N 18°53'37" W

LINE	BEARING	DISTANCE
L1	S 38°53'54" W	24.15
L2	N 49°34'59" W	14.99
L3	S 88°57'58" W	15.59



1619 CALUMET DRIVE  
 PARCEL 59261600850  
 BEING ALL OF LOTS 10 THRU 21, VACATED CALUMET DRIVE AND PUBLIC ALLEY OF MAP OF BLOCK 1 OF ASSESSMENT SUBDIVISION NO. 1, AS AMENDED, ALSO LAND DESCRIBED IN VOLUME 1195 ON PAGE 633 OF RECORDS, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE S 00°05'58" W., 434.72 FEET; THENCE S 38°53'54" W., 24.16 FEET; THENCE S 88°57'58" W., 83.91 FEET; THENCE N 49°34'59" W., 14.99 FEET; THENCE N 08°07'55" W., 289.24 FEET; THENCE NORTHWESTERLY, 134.48 FEET ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD OF N 18°53'37" W., 133.69 FEET; THENCE N 29°39'19" W., 209.50 FEET; THENCE S 89°57'58" E., 159.76 FEET; THENCE S 00°08'32" W., 150.30 FEET; THENCE N 89°39'49" E., 139.70 FEET TO THE POINT OF BEGINNING.



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 THE SEAL IS IMPRINTED IN RED

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

*Dennis J. Van Sluys*  
 Dennis J. Van Sluys S-1238

Dated this 28th day of June, 2023.

DATA/CSHEB23/1619CALU D-3577