



***** AMENDED *** CITY PLAN COMMISSION
AGENDA**

June 23, 2026 at 4:00 PM

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

This meeting may be viewed LIVE on:

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wscssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

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. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

- [4.](#) Approval of the Plan Commission minutes from June 9, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Lisa Blahnik to operate a dog grooming home occupation located at 1332 Logan Avenue.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St.
8. Public hearing regarding application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr.

9. Public hearing regarding application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St.
10. Public hearing regarding Gen. Ord. 3-26-27 by Alderpersons Dekker and Kelly creating Article 48-VI: Pedestrian Malls.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [11.](#) Application for Conditional Use Permit with exceptions by Lisa Blahnik to operate a dog grooming home occupation located at 1332 Logan Avenue.
- [12.](#) Application for Conditional Use Permit with exceptions by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St.
- [13.](#) Application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St.
- [14.](#) Application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr.
- [15.](#) Application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St.
- [16.](#) Gen. Ord. No. 3-26-27 by Alderperson Close creating article 48-VI: Pedestrian Malls.
REFER TO CITY PLAN COMMISSION

TENTATIVE DATE OF NEXT REGULAR MEETING

17. Tentative next meeting: July 14, 2026 at 4:00 PM

ADJOURN

18. 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, June 09, 2026

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

EXCUSED: Jerry Jones

STAFF/OFFICIALS PRESENT: City Planner Jeff Witte, Zoning Administrator Ellise Rose and Administrative Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

No conflicts of interest are identified.

MINUTES

4. Approval of the Plan Commission minutes from May 26, 2026

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 26, 2026.

Motion made by Braden Schmidt, seconded by Kimberly Meller

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

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue.

Toril Booker-Fisher spoke about her concerns.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

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

Motion carried.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Bethlehem Lutheran Church to install a net and an 8-foot fence within the required setbacks located at 1121 Georgia Avenue.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Braden Schmidt

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

Motion carried.

- 8. Application for Conditional Use Permit with exceptions by Bethlehem Lutheran Church to install a net and an 8-foot fence within the required setbacks located at 1121 Georgia Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Braden Schmidt, seconded by Kimberly Meller

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

- 1. Prior to construction, the applicant shall obtain all licenses, and building permits as well as meet all required codes including but not limited to building, fire, health, state, federal, etc.
- 2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
- 3. All outdoor storage of materials, products or equipment shall be prohibited.
- 4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

Exception granted:

- To have an 8ft high fence

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

- 9. Next scheduled meeting: June 23, 2026 at 4:00 PM

ADJOURN

- 10. Motion to Adjourn

MOTION TO ADJOURN THE MEETING

Motion made by Braden Schmidt, seconded by Kimberly Meller

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

Motion carried.

Meeting is adjourned at 4:20pm.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Bark-n-Bubbles LLC to operate a pet grooming home occupation business located at 1332 Logan Avenue. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: June 9, 2026

MEETING DATE: June 23, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Bark-n-Bubbles, LLC is proposing to operate a pet grooming home occupation business located at 1332 Logan Avenue. The applicant states the following:

- I am looking to open Bark -n - Bubbles LLC a dog grooming salon within the home I share with my husband. I have been in the dog grooming industry for about a year. In pursuit of my dream to groom dogs, I attended and graduated from ABC Animal Behavior College as an ABC Certified Groomer.
- Most dogs find going to the groomers a stressful experience due to the unknown environment with potentially other animals as well as being in a kennel for unknown periods of time. Being put in kennels and waiting for a bath or to be dried as the groomer juggles up to 4 dogs, trying to stay on time and sometimes getting very stressed. It makes the grooming take longer, and the dog feels increased fear and stress. In certain occasions, that will lead to the dog trying to bite or failing to cooperate.
- That is why I plan on providing a relaxing, no-nonsense experience for the pet parent and their beloved dogs. I have a pet bathing tub, grooming table, and all the equipment needed set up in a small portion of our basement, with multiple barriers to ensure the safety of all animals.
- Accompanied by our fenced-in backyard, I believe that I have a secure and reliable space. With my husband's IT expertise, he has installed cameras inside and outside of our home, including two views in the basement where I would be grooming dogs. This helps with any potential incidents and keeps our peace of mind and the pet parents' peace of mind.

- If approved, it would be a dream come true for me to not only run a small business grooming dogs in a way that provides a better environment for the community's furry family members.

STAFF COMMENTS:

The applicant wants to open an in-home pet grooming business. Applicant states that they will provide a protective and safe environment for the business.


ACTION REQUESTED:

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

1. Applicant will meet all home occupation criteria listed in Section 105-722(s).
2. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
3. The home occupation may only utilize 25 percent of the living area of the dwelling.
4. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
5. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
6. The City of Sheboygan has the right of entry during the stated hours of operation to ensure compliance per City of Sheboygan Ordinances and with this approval.
7. If any issues arise from the business, the City may again review the conditional use permit.
8. If the applicant moves from the present location the conditional use permit will discontinue immediately.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	<p>CITY OF SHEBOYGAN</p> <p>APPLICATION FOR CONDITIONAL USE</p>	<p>Fee: \$250.00 _____</p> <p>Review Date: _____</p> <p>Zoning: _____</p>
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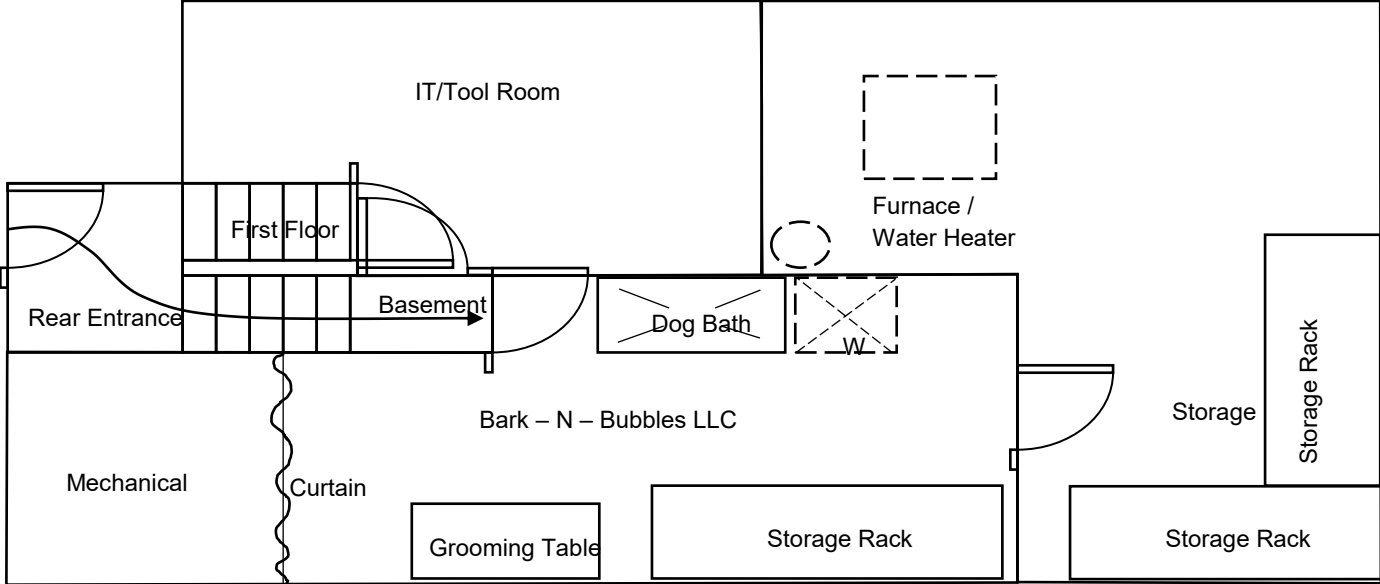
Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information					
Applicant Name (Ind., Org. or Entity) Lisa Blahnik		Authorized Representative		Title	
Mailing Address 1332 Logan ave		City Sheboygan		State WI	ZIP Code 53083
Email Address			Phone Number (incl. area code)		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)					
Applicant Name (Ind., Org. or Entity) Lisa Blahnik		Contact Person William Reynolds		Title Mr.	
Mailing Address 1332 Logan Avenue		City Sheboygan		State WI	ZIP Code 53083
Email Address			Phone Number (incl. area code)		
SECTION 3: Project or Site Location					
Project Address/Description				Parcel No.	
SECTION 4: Proposed Conditional Use					
Name of Proposed/Existing Business:		Bark-N-Bubbles			
Existing Zoning:					
Present Use of Parcel:					
Proposed Use of Parcel:					
Present Use of Adjacent Properties:		25%			
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) William Reynolds			Title Mr		Phone Number 920-509-9041
Signature of Applicant				Date Signed	

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.

Hello,

My name is Lisa Blahnik, and I am looking to open Bark -n - Bubbles LLC, a dog grooming salon within the home I share with my husband. I have been in the dog grooming industry for about a year. In pursuit of my dream to groom dogs, I attended and graduated from ABC Animal Behavior College as an ABC Certified Groomer. Most dogs find going to the groomers a stressful experience due to the unknown environment with potentially other animals as well as being in a kennel for unknown periods of time. Being put in kennels and waiting for a bath or to be dried as the groomer juggles up to 4 dogs, trying to stay on time and sometimes getting very stressed. It makes the grooming take longer, and the dog feels increased fear and stress. In certain occasions, that will lead to the dog trying to bite or failing to cooperate. That is why I plan on providing a relaxing, no-nonsense experience for the pet parent and their beloved dogs. I have a pet bathing tub, grooming table, and all the equipment needed set up in a small portion of our basement, with multiple barriers to ensure the safety of all animals. Accompanied by our fenced-in backyard, I believe that I have a secure and reliable space. With my husband's IT expertise, he has installed cameras inside and outside of our home, including two views in the basement where I would be grooming dogs. This helps with any potential incidents and keeps our peace of mind and the pet parents' peace of mind. If approved, it would be a dream come true for me to not only run a small business but grooming dogs in a way that provides a better environment for the community's furry family members.



Fenced Backyard

Shed

Shed

Rear Entrance

Parking for 1 Vehicle

House

Fenced Side Path

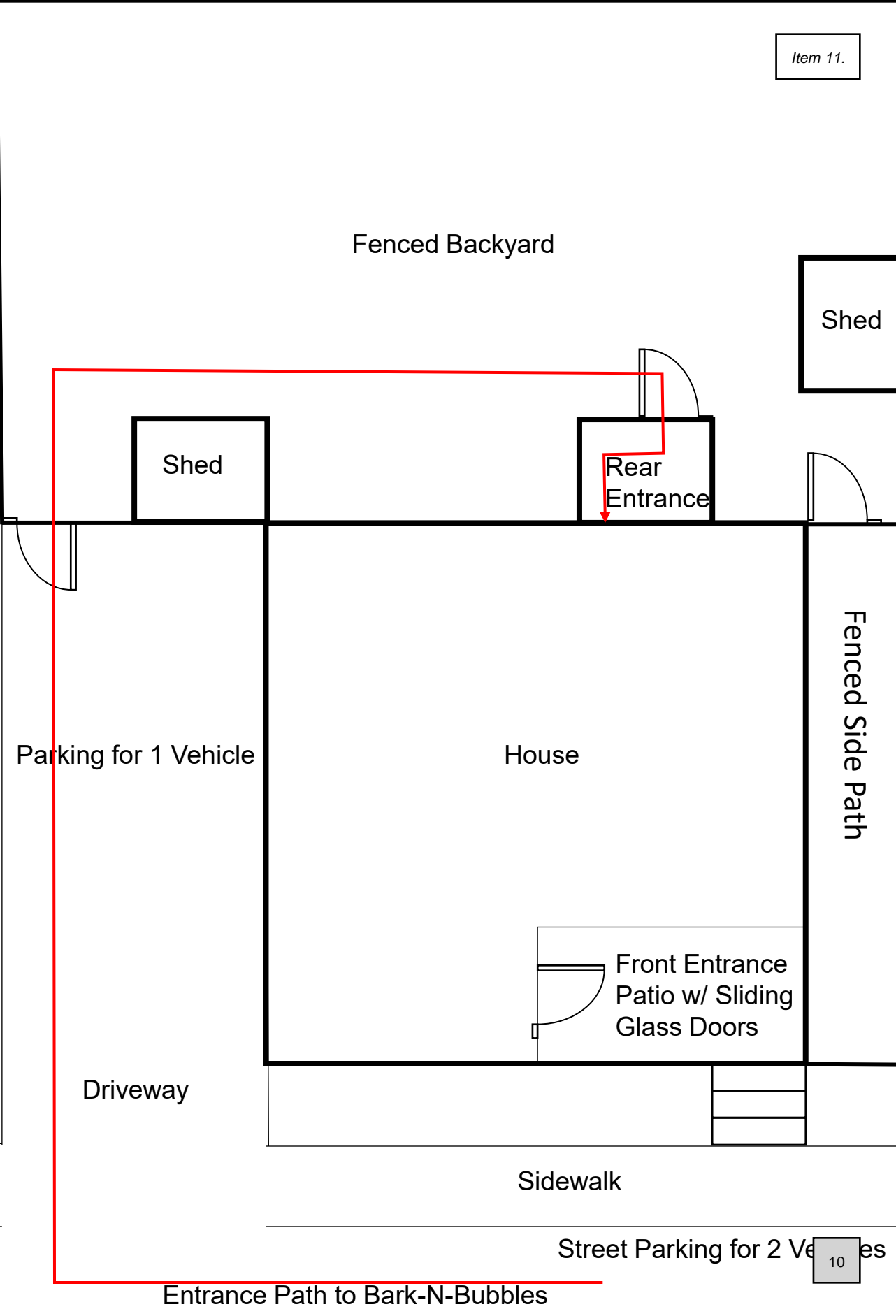
Front Entrance
Patio w/ Sliding
Glass Doors

Driveway

Sidewalk

Street Parking for 2 Vehicles

Entrance Path to Bark-N-Bubbles



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St. SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: June 15, 2026

MEETING DATE: June 23, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Little Rainbows, Inc. is proposing to operate an in-home childcare center with up to 12 children located at 2406 N 28th St. The applicant states the following:

- The purpose of this conditional use permit request is to allow up to 12 children to attend this family childcare home.
- We have operated family childcare centers in our city for over 31 years.
- Our city, as well as many others, are facing a crisis in childcare availability; particularly in the infant to 2-year-old category.
- Our community has been growing exponentially without having sufficient childcare slots to fill the daycare needs.
- In 2025, the Wisconsin legislature passed legislation to help ease this issue by expanding the current 8 child enrollments to 12 and qualify only those family childcare centers who meet very strict criteria.
- The proposed start date for implementation is August 1st, 2026. In order for Little Rainbows, Inc. to be approved by the Wisconsin Department of Children & Families for this increase in child enrollments, the following criteria must be met without exception:
 1. Current license and in good standing.
 2. Both interior and exterior square footage dedicated for children must meet minimum size capacity, i.e., 35 interior square feet per child and 75 square feet per child for exterior environment.
 3. There must be two qualified providers (not assistants or volunteers) present as ratios dictate per new guidelines.

4. All Wis DCF 250 regulations must be followed.
- About Little Rainbows, Inc.
 1. Since the inception of quality ratings for both group and family childcare centers in 2011, Little Rainbows, Inc. Has earned a quality rating of 5-stars through the Wisconsin Youngstar Quality Rating System and since October, 2014, we have been a member and accredited through the National Association for Family Child Care, NAFCC, which hold providers to a higher standard than Youngstar. Youngstar recognizes the center and NAFCC recognizes the individual providers.
 2. Little Rainbows, Inc. has been the only 5-star rated center in the 53083-zip code since relocating to 28th Street in 2016. This achievement considers all group, family and day camps together. See the screen-shots from the Wisconsin Department of Children and Families website which verifies our claim.
 3. To earn a 5-star quality recognition, many strict standards must be met. Among those requirements, both Terry and Elise Wiegert must have a college degree in the child development field.
 4. Daycare centers have unannounced inspections regularly. Little Rainbows, Inc. has not received a non-compliance statement in over 17 years of inspections.
 5. Terry and Elise Wiegert have devoted their careers for over thirty years caring for children including those children with special needs or health issues such as deafness or pediatric cancer.
 6. Prior to COVID, the Wiegerts ran two different 5-star family childcare centers. During COVID, when many group and family centers ceased operations, Terry closed his center and joined Little Rainbows, Inc. in order to run the daycare together for two shifts daily; seven days a week. This went on for many unexpected, exhausting years to give our community's essential workers a quality center which was willing to continue to serve during those difficult times.
 7. Both Terry and Elise Wiegert reside at the residence and are the only employees.
 8. Currently, Little Rainbows, Inc. operates one shift; Monday thru Friday. We close for holidays and vacations which wrap around the week of July 4th and between Christmas and New Year's Day. One shift typically runs from 6:00am to 6:00pm. Customers drop off randomly from 6:00am to 9:30am; using approximately 4 minutes. Pick-up time usually runs randomly from 3:30pm to 5:30pm. Using approximately 8 minutes. The center rarely has more than two families present simultaneously.
 9. With eight children, we currently boast a provider to child ratio of 1:4. Our ratio will be 1:6 when serving twelve children. Since family in-home centers usually ren one provider for eight children, our quality care ratio will continue to be below the state's averages.
 10. Our backyard encloses 3000 square ft with a 6' cedar fence except for the entry gate. We typically play for outside 45 to 60 minutes daily from 10:30am to 11:30am, weather-permitting.
 11. The attached floor plans indicate 933 square feet for daycare use. The lower level is a new classroom which is pending usage approval from the Wisconsin Department of Children and Families. The intent is for each classroom to be occupied by one provider and six children.
 12. Photos are submitted to indicate a well-maintained residential front yard (never with signage) and a backyard with a privacy fence. The driveway has three parking spaces with full approaches, street parking remains typically unoccupied by parked vehicles both during the day and over-night, and the Wiegert's vehicles are stored in an attached garage.

STAFF COMMENTS:

The applicant wants to operate an in-home daycare with up to 12 children, which is permitted with a conditional use permit.


ACTION REQUESTED:

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

1. Prior to operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. If the applicant moves from the present location the conditional use permit will not move with the applicant.
3. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: <u>SR5</u>

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Little Rainbows, Inc.		Authorized Representative Elise Wiegert	
Title President			
Mailing Address 2406 N. 28th St.		City Sheboygan	State WI
ZIP Code 53083-4477			
Email Address [REDACTED]		Phone Number (incl. area code) [REDACTED]	
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 2406 N. 28th St., Sheboygan, WI 53083-4477		Parcel No. 59281619337	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Little Rainbows, Inc.	
Existing Zoning:		SR5	
Present Use of Parcel:		Operates an in-home childcare center with capacity up to 8 children	
Proposed Use of Parcel:		Operates an in-home childcare center with capacity up to 12 children	
Present Use of Adjacent Properties:		Residential	
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) Elise Wiegert		Title Owner	Phone Number [REDACTED]
Signature of Applicant 		Date Signed 05/22/2026	

NOTE: See attachments.

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.

Purpose for this Request:

The purpose of this conditional use permit request is to allow up to 12 children to attend this family childcare home. We have operated family childcare centers in our city for over 31 years. Our city, as well as many others, are facing a crisis in childcare availability; particularly in the infant to 2-year-old category. Our community has been growing exponentially without having sufficient childcare slots to fill the daycare needs. In 2025, the Wisconsin legislature passed legislation to help ease this issue by expanding the current 8 child enrollments to 12 and qualify only those family childcare centers who meet very strict criteria. The proposed start date for implementation is August 1st, 2026. In order for Little Rainbows, Inc. to be approved by the Wisconsin Department of Children & Families for this increase in child enrollments, the following criteria must be met without exception:

1. Current license and in good standing.
2. Both interior and exterior square footage dedicated for children must meet minimum size capacity, i.e., 35 interior square feet per child and 75 square feet per child for exterior environment.
3. There must be two qualified providers (not assistants or volunteers) present as ratios dictate per new guidelines.
4. All Wis DCF 250 regulations must be followed.

About Little Rainbows, Inc.:

1. Since the inception of quality ratings for both group and family childcare centers in 2011, Little Rainbows, Inc. has earned a quality rating of 5-stars through the Wisconsin Youngstar Quality Rating System and since October, 2014, we have been a member and accredited through the National Association for Family Child Care, NAFCC, which hold providers to a higher standard than Youngstar. Youngstar recognizes the center and NAFCC recognizes the individual providers.
2. Little Rainbows, Inc. has been the *only* 5-star rated center in the 53083-zip code since relocating to 28th Street in 2016. This achievement considers all group, family and day camps together. See the screen-shots from the Wisconsin Department of Children and Families website which verifies our claim.
3. To earn a 5-star quality recognition, many strict standards must be met. Among those requirements, both Terry and Elise Wiegert must have a college degree in the child development field.
4. Daycare centers have unannounced inspections regularly. Little Rainbows, Inc. has not received a non-compliance statement in over 17 years of inspections.

5. Terry and Elise Wiegert have devoted their careers for over thirty years caring for children including those children with special needs or health issues such as deafness or pediatric cancer.
6. Prior to COVID, the Wiegerts ran two different 5-star family childcare centers. During COVID, when many group and family centers ceased operations, Terry closed his center and joined Little Rainbows, Inc. in order to run the daycare together for two shifts daily; seven days a week. This went on for many unexpected, exhausting years to give our community's essential workers a quality center which was willing to continue to serve during those difficult times.
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8. Currently, Little Rainbows, Inc. operates one shift; Monday thru Friday. We close for holidays and vacations which wrap around the week of July 4th and between Christmas and New Year's Day. One shift typically runs from 6:00 am to 6:00 pm. Customers drop off randomly from 6:00 am to 9:30 am; using approximately 4 minutes. Pick-up time usually runs randomly from 3:30 pm to 5:30 pm; using approximately 8 minutes. The center rarely has more than two families present simultaneously.

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10. Our backyard encloses 3000 square ft with a 6' cedar fence except for the entry gate. We typically play for outside 45 to 60 minutes daily from 10:30 am to 11:30 am, weather-permitting.
11. The attached floor plans indicate 933 square feet for daycare use. The lower level is a new classroom which is pending usage approval from the Wisconsin Department of Children and Families. The intent is for each classroom to be occupied by one provider and six children.
12. Photos are submitted to indicate a well-maintained residential front yard (never with signage) and a backyard with a privacy fence. The driveway has three parking spaces with full approaches, street parking remains typically unoccupied by parked vehicles both during the day and over-night, and the Wiegert's vehicles are stored in an attached garage.

Basic Search
Advanced Search

Location

Select to search for a provider in your area. You do not need to enter all fields; just enter those which are applicable.

The radius search option requires the entry of a street address, city and zip code in order to search within the chosen radius. This search function does not work when only entering the city, zip, or county.

Search locations within Fix:

5 Miles ▼

Use Current Location

Address

City Zip

County

Your Child Care Needs

Public schools that are participating in YoungStar will appear if you search for group centers.

What type of child care is needed?

Group Centers

Family Providers

Day Camps

YoungStar Rating

Select whether you would like to limit your search to providers participating in YoungStar. You may also limit your search to providers with specific star ratings.

YoungStar Rating

Search / Search Results

Look below the map to see a listing of matching child care centers.

Map Satellite

Google
Showing 1 - 1 out of 1

Filter By:

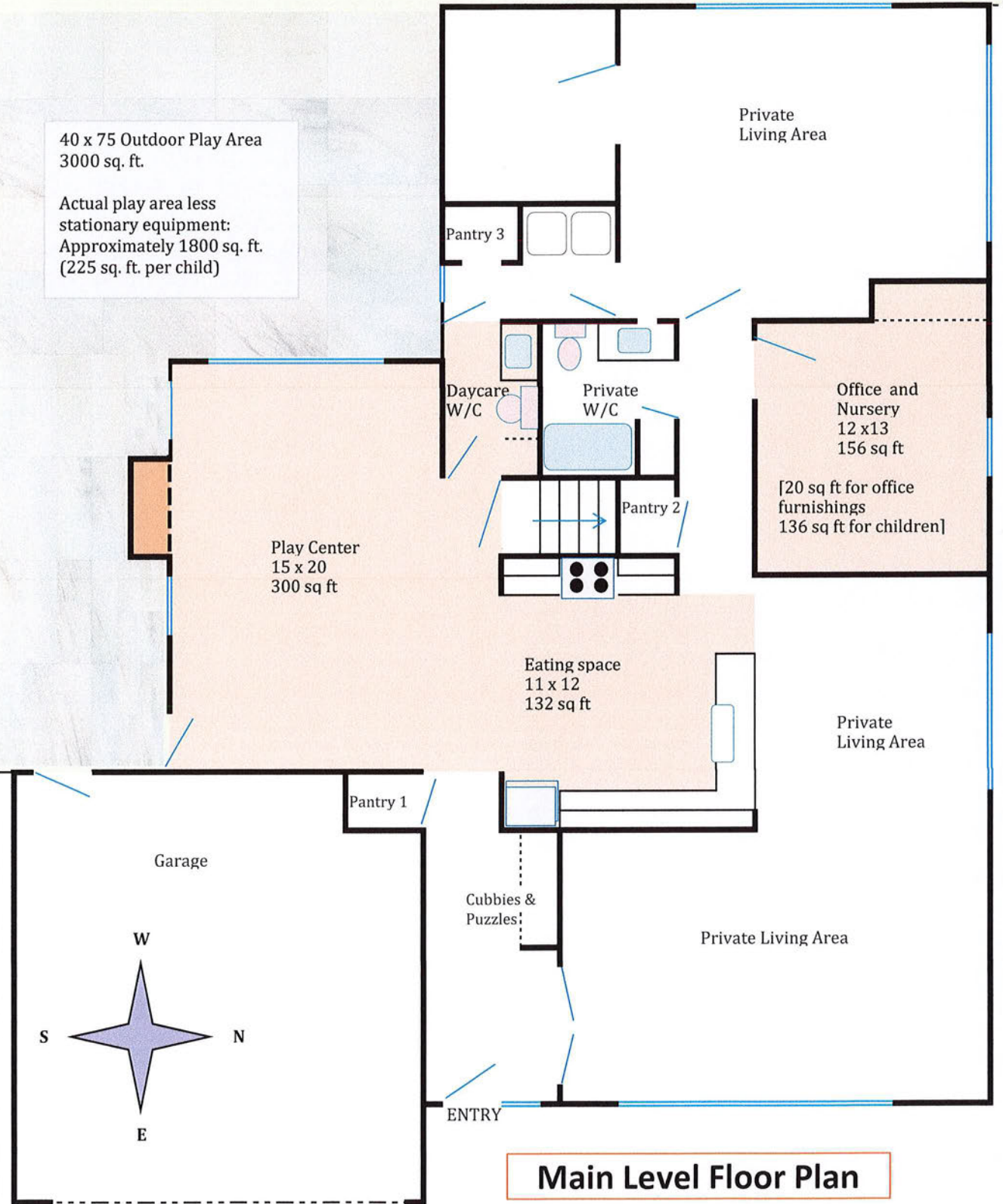
- Infant Care (1)
- 4K Programming (0)
- Head Start Programming (0)
- EHS-CCP Programming (0)
- EHS Programming (0)
- Nighttime Care (0)
- Weekend Care (0)
- Sign Language (0)
- Hmong (0)
- Ojibwe (0)
- Oneida (0)
- Spanish (0)

	Type of Care	Name	YoungStar Rating	Address
	Licensed Family	Little Rainbows Inc	★★★★★	2406 N 28Th St Sheboygan WI 53083-4477

Showing 1 - 1 out of 1

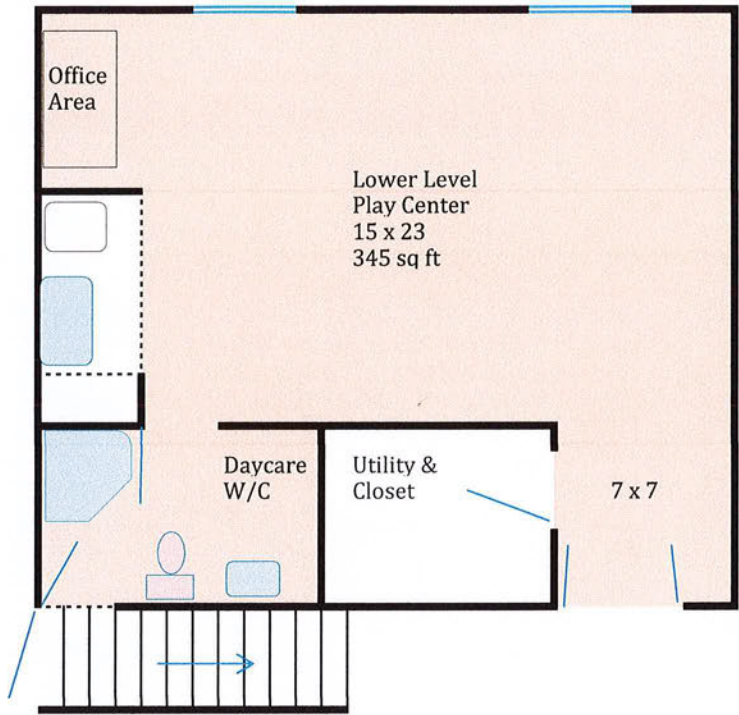
40 x 75 Outdoor Play Area
3000 sq. ft.

Actual play area less
stationary equipment:
Approximately 1800 sq. ft.
(225 sq. ft. per child)

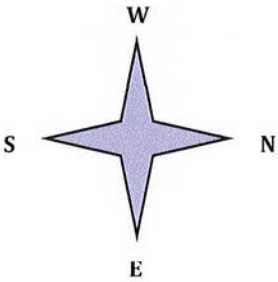


Main Level Floor Plan

2 - 4' x 4' Egress
Step-out Windows



Lower Level Floor Plan







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St. CC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: June 16, 2026

MEETING DATE: June 23, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Watershed Cove LLC is proposing to operate Iris Wine Bar located at 1125 N 8th St. The applicant states the following:

- Previous use of the space was a church gathering area, and a jewelry store before that.
- Proposed use is an indoor wine bar. This site was selected for its location in Sheboygan’s downtown and the look and feel of the space which feels fitting for a wine bar.
- Iris will function as a wine bar that also serves mocktails. In partnership with Sheboygan’s Word Haven Bookstore, books will be sold, as well.
- Projected number of employees: 2-3 people
- Projected number of daily customers: summer: 60; winter: 30
- While there is a parking area behind the building which can accommodate 2 cars, people coming to the wine bar will rely on the ample metered street parking in front of the building.
- There will be updates to the existing site but no new site improvements. There will be new functioning lighting on the front of the building and a new dumpster behind the building. No other site improvements are proposed.
- The building will remain as is with improvements to the façade (lighting, paint) that is consistent with neighboring buildings. The brick will remain unpainted. The wooden mantle on the front of the building between the first and second floors will be painted black.
- Interior renovations include new flooring, paint, bathroom upgrades, the addition of a bar with electrical upgrades plumbing required. Exterior renovations include lighting, updated signage, and paint on the wooden mantle.

- Access is appropriate and there is sufficient customers/resident off-street parking.
- We will utilize the existing sign structure and updating the sign panel within.
- Project timeline is summer 2026 and estimated value of project is \$250,000
- Our goal is to enhance the development of Uptown while adding a new service. We have already engaged with the Uptown business community and participated in community functions. We intend to offer special events that align with Sheboygan community events.
- We believe, and have spoken with our business neighbors, that the wine bar will increase traffic to local businesses. There is currently ample parking on busy days. Iris will not create noise or smells that would distract from the neighborhood. The hours of operation would align to other local establishments, like Urbane.
- No variances or exceptions are required.
- The City of Sheboygan Comprehensive Master Plan, updated in 2024, highlights cultural resources and community events, as well as tourism. Iris will incorporate itself into all of those elements of the city, taking a space that was not a neighborhood or tourist draw and repositioning it as something that adds to the vibrancy of Sheboygan. Previously, our building distracted from the community—as described by some of our neighbors. Adding a wine bar to a strip of the main street in downtown, just a walk up from the harbor, aligns with both the city’s cultural resources goals and economic development goals, as a new option for tourists and locals alike to engage in the community.
- The building will remain the same and maintain its historical look and feel, but will draw more people to the area. It does not change the consistency of land use in relation to the setting.

STAFF COMMENTS:

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

ACTION REQUESTED:


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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.


5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
7. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
8. If there are any amendments to the approved use and/or site plan, the applicant may be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	<p>CITY OF SHEBOYGAN</p> <p>APPLICATION FOR CONDITIONAL USE</p>	<p>Fee: <u>\$250.00</u></p> <p>Review Date: _____</p> <p>Zoning: _____</p>
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Watershed Cove LLC	Authorized Representative Rebecca Clark	Title Partner	
Mailing Address 5217 N Liano Ave	City Chicago	State IL	ZIP Code 60630
Email Address		Phone Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Watershed Cove LLC	Contact Person Rebecca Clark	Title Partner	
Mailing Address 5217 N Liano Ave	City Chicago	State IL	ZIP Code 60630
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 1125 N 8th Street, Sheboygan, WI		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Iris Wine and Books		
Existing Zoning:	Class B Business or Mercantile Occupancy		
Present Use of Parcel:	Current vacant; Previous religious gathering space and prior jewelr		
Proposed Use of Parcel:	Class B Wine Bar with book sales		
Present Use of Adjacent Properties:	pizza shop		
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) Rebecca Clark		Title Partner	Phone Number
Signature of Applicant 		Date Signed 5/27/26	

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

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS: Iris Wine and Books
Prepared by Rebecca Clark (partner) on May 27, 2026

A. Name of project/development: Iris Wine and Books

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

- Description of existing use

Previous use of the space was a church gathering area, and a jewelry store before that.

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

Proposed use is an indoor wine bar. This site was selected for its location in Sheboygan's downtown and the look and feel of the space which feels fitting for a wine bar.

- All services, products, etc. to be provided

Iris will function as a wine bar that also serves mocktails. In partnership with Sheboygan's Word Haven Bookstore, books will be sold, as well.

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

Projected number of employees: 2-3 people

Projected number of daily customers: summer: 60; winter: 30

- 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

Please see the architectural City Submittal Sheet (attached). There is no landscape area. While there is a parking area behind the building which can accommodate 2 cars, people coming to the wine bar will rely on the ample metered street parking in front of the building.

- 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.)

Please see the architectural City Submittal Sheet (attached). There will be updates to the existing site but no new site improvements. There will be new functioning lighting on the front of the building and a new dumpster behind the building. No other site improvements are proposed.

- 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 building will remain as is with improvements to the façade (lighting, paint) that is consistent with neighboring buildings. The brick will remain unpainted. The wooden mantle on the front of the building between the first and second floors will be painted black.

- An explanation of any interior and/or exterior renovations

Interior renovations include new flooring, paint, bathroom upgrades, the addition of a bar with electrical upgrades plumbing required. Exterior renovations include lighting, updated signage, and paint on the wooden mantle.

- Is access appropriate and is their sufficient customers/resident off-street parking?

Yes.

- Proposed signage

Utilize the existing sign structure and updating the sign panel within.

- Project timeline and estimated value of project

Summer 2026, \$250,000

- Compatibility of the proposed use and design with adjacent and other properties in the area.

Our goal is to enhance the development of Uptown while adding a new service. We have already engaged with the Uptown business community and participated in community functions. We intend to offer special events that align with Sheboygan community events.

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

We believe, and have spoken with our business neighbors, that the wine bar will increase traffic to local businesses. There is currently ample parking on busy days. Iris will not create noise or smells that would distract from the neighborhood. The hours of operation would align to other local establishments, like Urbane.

- 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.)

No variances or exceptions are required.

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?

The City of Sheboygan Comprehensive Master Plan, updated in 2024, highlights cultural resources and community events, as well as tourism. Iris will incorporate itself into all of those elements of the city, taking a space that was not a neighborhood or tourist draw and repositioning it as something that adds to the vibrancy of Sheboygan. Previously, our building distracted from the community—as described by some of our neighbors. Adding a wine bar to a strip of the main street in downtown, just a walk up from the harbor, aligns with both the city's cultural resources goals and economic development goals, as a new option for tourists and locals alike to engage in the community.

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

No.

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

The building will remain the same and maintain its historical look and feel, but will draw more people to the area. It does not change the consistency of land use in relation to the setting.

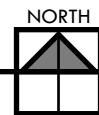
d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes. All utilities and services will remain the same.

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1
A/1 EXISTING SITE PLAN



PROJECT SCOPE

- 1ST FLOOR INTERIOR REMODELING OF EXISTING BUSINESS/MERCANTILE SPACE
- NO WORK IN BASEMENT OR 2ND FLOOR
- M/E/P WORK TO BE SUBMITTED SEPARATELY



59281104070

Parcel is located in the CITY OF SHEBOYGAN

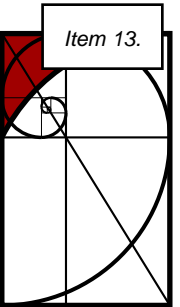
[View in GCS Land Records Portal](#)
Shoreland Permit Not Required

Site Address 1125 N 8TH ST
 Owner Name 1 WATERSHED COVE LLC
 Owner Name 2 JENNIFER RUDENICK ECKLUND
 Postal Address 9206 MOSS HAVEN DR
 DALLAS, TX 75231-1412

Acres 0.00
 School District SHEBOYGAN SCHOOL
 Tech College LTC
 Special District(s)

2025 Land Values
 Land Value \$21,800
 Improved Value \$152,300
 Total Value \$174,100
 Fair Market Value \$179,400

Local Zoning
 Central Commercial District (CC)



THE IMAGINATION STUDIO, INC.
 319 MICHIGAN AVENUE, SHEBOYGAN, WI 53081
 (920) 747-0695 www.TheImaginationStudio.com

BID & PERMIT SET
 SHEET TITLE: SITE INFORMATION
 DRAWN BY: JC
 ORIGINAL SHEET SIZE: 11"X17"

PROJ#: 26.005
 DATE: 05/01/26

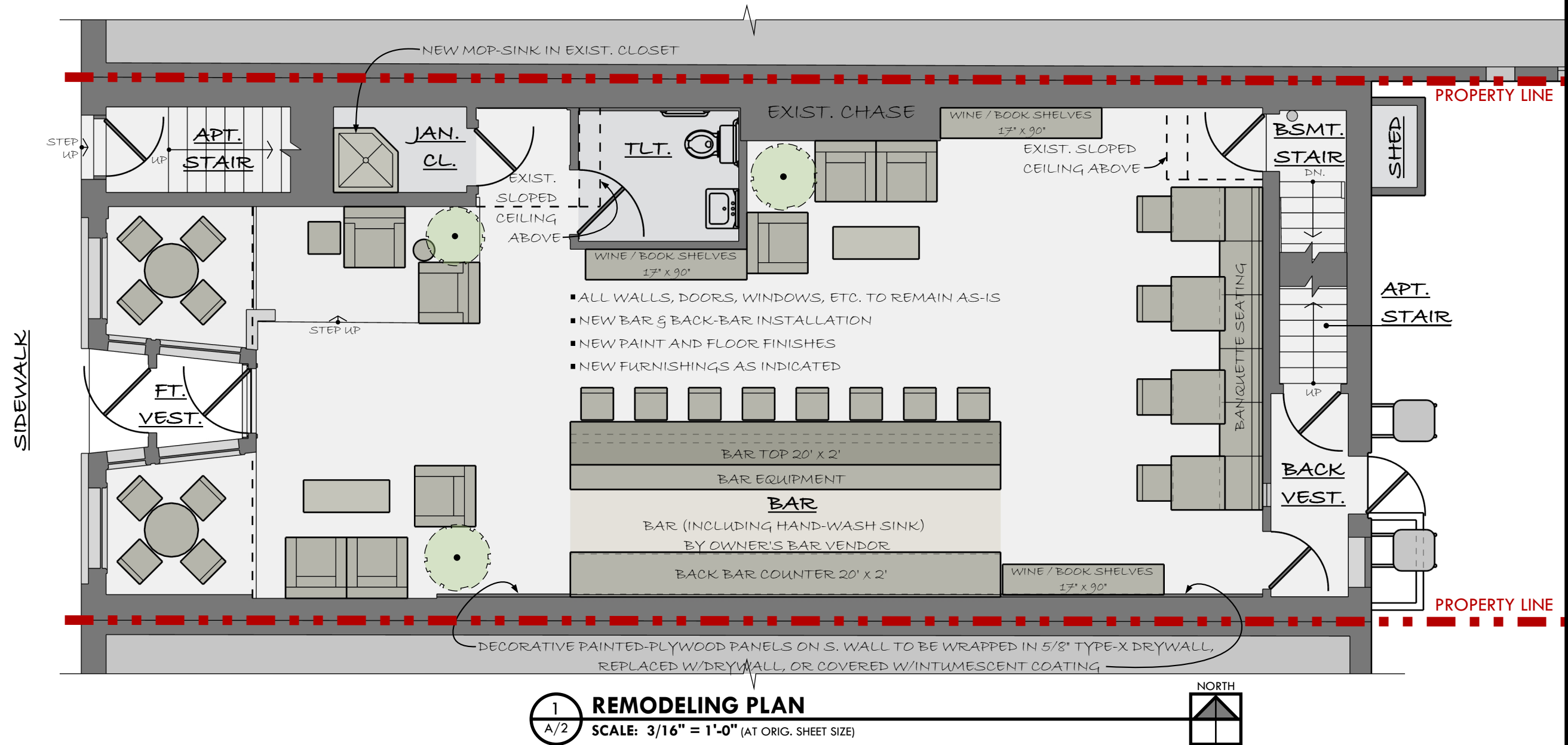
REMODELING CODE EVALUATION - IRIS WINE BAR

1125 NORTH 8TH STREET
 SHEBOYGAN, WI 53081

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SPACE DESIGNATION	AREA	OCC. FACTOR	OCCUPANTS
ASSEMBLY SEATING (A-2):	460-SQ.FT. @	15-SQ.FT. (NET)/OCC.=	31-OCC.
MERCANTILE/BUSINESS (M/B):	579-SQ.FT. @	60-SQ.FT. (GROSS)/OCC.=	10-OCC.
STORAGE/MECHANICAL (S-2):	29-SQ.FT. @	300-SQ.FT. (GROSS)/OCC.=	1-OCC.
BSMT. STOR./MECH. (S-2):	1,315-SQ.FT. @	300-SQ.FT. (GROSS)/OCC.=	5-OCC.
UNOCCUPIED/CIRCULATION:	230-SQ.FT. @	UNOCCUPIED=	0-OCC.
TOTALS (1ST FLR. & BSMT.):	2,613-SQ.FT.		47-OCC.
TOTAL 1ST FLR. ONLY:	1,298-SQ.FT.		

NEW ASSEMBLY AREA < 50-OCC. & < 750-SQ.FT.
 THEREFORE: PER IBC 303.1.2, THE ASSEMBLY AREA SHALL BE CONSIDERED AS A GROUP-B OCCUPANCY
 THEREFORE: I.E.B.C. CHANGE-OF-OCCUPANCY REQUIREMENTS DO NOT APPLY - BUILDING REMAINS NON-SEPARATED MIXED- USE.
 ALL EXISTING CONDITIONS ARE "GRANDFATHERED"
 ALL NEW WORK SHALL COMPLY WITH 2021 I.B.C.
 TOTAL OCC. LOAD < 50 & 1ST. FLR. COMMON-PATH-OF-TRAVEL < 75-FT., THEREFORE: ONLY THE SINGLE/FRONT EXIT IS REQUIRED



Item 13.

THE IMAGINATION STUDIO, INC.
 319 MICHIGAN AVENUE, SHEBOYGAN, WI 53081
 (920) 747-0695 www.TheImaginationStudio.com

BID & PERMIT SET
 SHEET TITLE: REMODELING PLAN
 DRAWN BY: JC
 ORIGINAL SHEET SIZE: 11"X17"

PROJ#: 26.005
 DATE: 05/01/26

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: June 16, 2026

MEETING DATE: June 23, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Lee Vang is proposing to operate a cafe located at 2719 Calumet Dr. The applicant states the following:

- The building is currently vacant. This site was selected due to being in a location and environment we know is high traffic and public parking
- No residents living there, 4 employees
- No new site improvements on existing structure of exterior/outdoor.
- All services/products to be provided: breads, drinks such as coffee/match, sandwiches, and desserts.
- Project timeline and estimated value of project: \$100-150k. 6 months from now.
- Compatible to other businesses around the area.
- Business hours will be at an appropriate time (daytime).
- Won't have any outdoor speakers, keep garbage and odor under control and managed.
- Increase foot traffic to business busy hours, create part-time jobs and generate tax revenue sales, walkable location and support small business in nearby area.
- Cafe will be daytime hours, no noise, no odor, no drive thru.
- City zone allows cafes, also nearby other coffee shops, offices, and chain restaurants.

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes

colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.

ACTION REQUESTED:

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

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

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) <i>Lee Vang</i>	Authorized Representative	Title	
Mailing Address <i>4519 Ashley Lane</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53083</i>
Email Address	Phone Number (incl. area code)		

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

Applicant Name (Ind., Org. or Entity) <i>Drexel LLC</i>	Contact Person <i>Mohammed Nowman</i>	Title	
Mailing Address <i>6615 S 47th St</i>	City <i>Franklin</i>	State <i>WI</i>	ZIP Code <i>53132</i>
Email Address	Phone Number (incl. area code)		

SECTION 3: Project or Site Location

Project Address/Description <i>2719 Calumet dr. sheboygan, WI 53083</i>	Parcel No.
--	------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	
Existing Zoning:	
Present Use of Parcel:	
Proposed Use of Parcel:	
Present Use of Adjacent Properties:	

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) <i>Mohammed Nowman</i>	Title <i>Owner</i>	Phone Number [Redacted]
Signature of Applicant <i>Lee Vang</i>	Date Signed <i>6/1/20</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.

Conditional Use Written Explanation Requirements

A. Name of project/development: Our cafe name is called “The Salt Box”

B. Summary of the conditional use and general operation of proposed use

- The building is currently vacant. This site was selected due to being in a location and environment we know is high traffic and public parking.
- No residents living there, 4 employees

SF of space use to nearest one hundredth of an acre: .04 acres

No new site improvements on existing structure of exterior/outdoor.

Exterior renovation : none

Interior: change flooring and wall painting

All services/products to be provided: breads, drinks such as coffee/matcha, sandwiches, and desserts.

Project timeline and estimated value of project: \$100-150k. 6 months from now

Compatible to other businesses around the area. Business hours will be at an appropriate time (day time). Won't have any outdoor speakers, keep garbage and odor under control and managed.

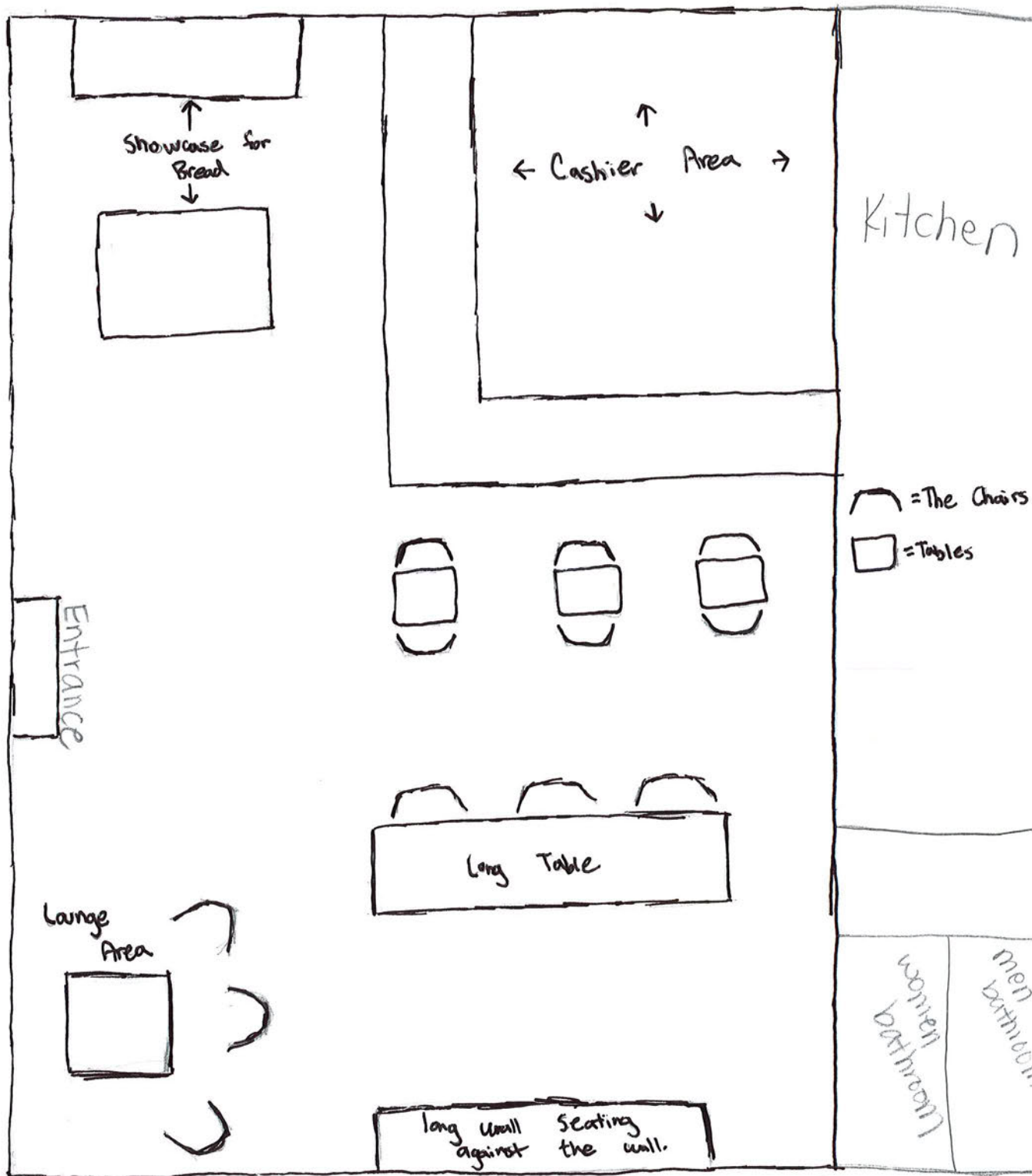
D - increase foot traffic to business busy hours, create part time jobs and generate tax revenue sales, walkable location and support small business in nearby area.

Cafe will be day time hours, no noise, no odor, no drive thru

City zone allows cafes, also nearby other coffee shops, offices, and chain restaurants.

We are using public agencies

Proposed signage: To be determined





CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St. UI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: June 17, 2026

MEETING DATE: June 23, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

PSCO Kieffer Inc. is proposing to install a monument sign located at 1012 S 22nd St. The applicant states the following:

- We are requesting an exception to allow our proposed single-face illuminated monument sign to stand at an overall height of 16 feet from grade, rather than the standard 8-foot limit.
- The subject property is located within an industrial/commercial business district governed by the UC, UI, and HI Zoning Districts standards outlined in Sec. 105-971 - (c)(1)c of the Sheboygan Municipal Code.
 - The Ordinance: Under the city’s standard sign classifications, a monument sign is limited to a maximum allowable height of 8 feet. While the ordinance permits freestanding pylon signs in this district to reach up to 30 feet, a strict interpretation classifies our preferred design as a monument sign because its base meets the ground profile continuously.
 - The Request: We are seeking a Conditional Use Permit to grant a height exception for a 16-foot monument structure. This height is well below the 30-foot maximum height baseline established by the city for standard freestanding pylon signs in this exact zone.
- We believe this variance is necessary and serves the best interests of both the property and the surrounding area for the following reasons:
 - Visibility from Main Arterial Corridor (New Jersey Ave.): The subject property requires clear directional visibility from the main arterial road, New Jersey Ave. Due to the property's setback, surrounding topography, and existing landscape conditions, a standard 8-foot monument sign sits too low to provide safe, timely visibility for passing motorists. A height of 16 feet ensures that drivers can safely

identify the facility well before reaching the intersection, improving traffic safety navigation.

- o Superior Aesthetics and Architectural Harmony: While a 16-foot pylon sign supported by a bare steel pole is technically allowed by right under the current zoning code, our customer strongly prefers a monument style. The continuous architectural base of the monument design is significantly cleaner and more cohesive than a pylon sign. It eliminates exposed structural poles, matches the premium corporate aesthetic of the facility, and presents a high-quality visual gateway along the corridor.

STAFF COMMENTS:

The applicant is requesting an exception from the maximum sign height. Allowed height is 8 feet high. The applicant is requesting a sign height of 16 feet.


ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The monument sign shall meet the required 10 foot vision triangle.
3. The free-standing sign shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. If there are any amendments to the approved sign or location, the applicant may be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>
	APPLICATION FOR CONDITIONAL USE	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) PSCO Kieffer Inc.	Authorized Representative Kyle Crossett	Title Project Manager	
Mailing Address 3322 Washington Ave.	City Sheboygan	State WI	ZIP Code
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

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

Applicant Name (Ind., Org. or Entity) SACO AEI Polymers, Inc	Contact Person Lidya Araya	Title Director - Corporate Branding	
Mailing Address 3120 Crocker Ave.	City Sheboygan	State WI	ZIP Code
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 3: Project or Site Location

Project Address/Description 1012 S 22nd Street. Sheboygan, WI 53081	Parcel No. 59281209960
--	---------------------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	SACO AEI Polymers, Inc
Existing Zoning:	UI - Urban Industrial
Present Use of Parcel:	Manufacturing
Proposed Use of Parcel:	Manufacturing
Present Use of Adjacent Properties:	UI and SR-5

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) Kyle Crossett	Title	Phone Number [REDACTED]
Signature of Applicant <i>Kyle Crossett</i>		Date Signed 5/28/26

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.

5/28/26

To:

City of Sheboygan Plan Commission
Attn: Ellise Rose, Zoning Administrator - City Hall
828 Center Avenue
Sheboygan, WI 53081

Subject: Written Description and Request for a Conditional Use Permit – Signage Exception

Project Location: 1012 S. 22nd Street, Sheboygan, WI 53081

Applicant: PSCO Kieffer Inc. (on behalf of SACO AEI Polymers)

Dear Members of the Plan Commission,

Please accept this letter and the accompanying application materials as our formal request for a Conditional Use Permit to allow a freestanding sign exception at 1012 S. 22nd Street. Specifically, we are requesting an exception to allow our proposed single-face illuminated monument sign to stand at an overall height of 16 feet from grade, rather than the standard 8-foot limit.

Below is our detailed justification and response to the criteria required for this review.

1. Applicable Zoning Code & Required Exception

The subject property is located within an industrial/commercial business district governed by the **UC, UI, and HI Zoning Districts** standards outlined in **Sec. 105-971 - (c)(1)c** of the Sheboygan Municipal Code.

- **The Ordinance:** Under the city’s standard sign classifications, a monument sign is limited to a maximum allowable height of 8 feet. While the ordinance permits freestanding pylon signs in this district to reach up to 30 feet, a strict interpretation classifies our preferred design as a monument sign because its base meets the ground profile continuously.
- **The Request:** We are seeking a Conditional Use Permit to grant a height exception for a 16-foot monument structure. This height is well below the 30-foot maximum height baseline established by the city for standard freestanding pylon signs in this exact zone.

2. Justification for the Exception

We believe this variance is necessary and serves the best interests of both the property and the surrounding area for the following reasons:

- **Visibility from Main Arterial Corridor (New Jersey Ave.):** The subject property requires clear directional visibility from the main arterial road, New Jersey Ave. Due to the property's setback, surrounding topography, and existing landscape conditions, a standard 8-foot monument sign sits too low to provide safe, timely visibility for passing motorists. A height

of 16 feet ensures that drivers can safely identify the facility well before reaching the intersection, improving traffic safety and navigation.

- **Superior Aesthetics and Architectural Harmony:** While a 16-foot pylon sign supported by a bare steel pole is technically allowed by right under the current zoning code, our customer strongly prefers a monument style. The continuous architectural base of the monument design is significantly cleaner and more cohesive than a pylon sign. It eliminates exposed structural poles, matches the premium corporate aesthetic of the facility, and presents a high-quality visual gateway along the corridor.

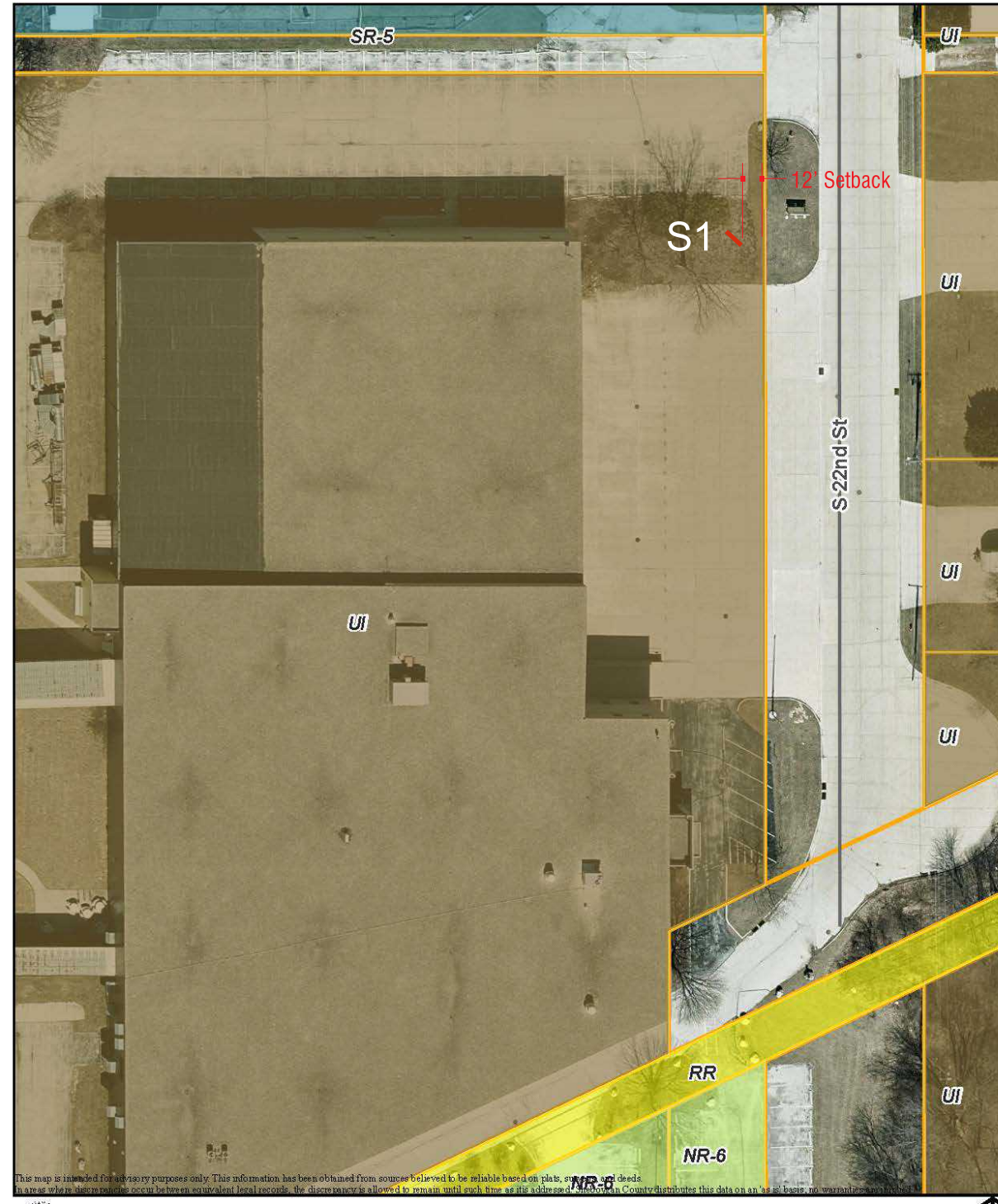
3. Compliance and Project Details

- **Enclosed Documents:** As required, we have enclosed the completed conditional use permit application, a duplicate copy of our sign permit application, a comprehensive site plan identifying the precise location of the sign, and engineering scaled drawings.
- **Application Fee:** The required application fee of \$250 is attached.
- **Meeting Representation:** A designated representative who is thoroughly familiar with the layout and design of this project will attend the scheduled Plan Commission meeting to answer any additional questions you may have.

Thank you for your time, consideration, and guidance throughout this application process. We look forward to presenting this proposal to the Plan Commission.

Sincerely,

Kyle Crossett
Project Manager | PSCO Kieffer
kcrossett@pscosingroup.com | 920-946-7153



SITE PLAN - AERIAL VIEW



PSCO KIEFFER
BRINGING THE WORLD'S BRANDS TO LIFE
a Philadelphia Sign Company

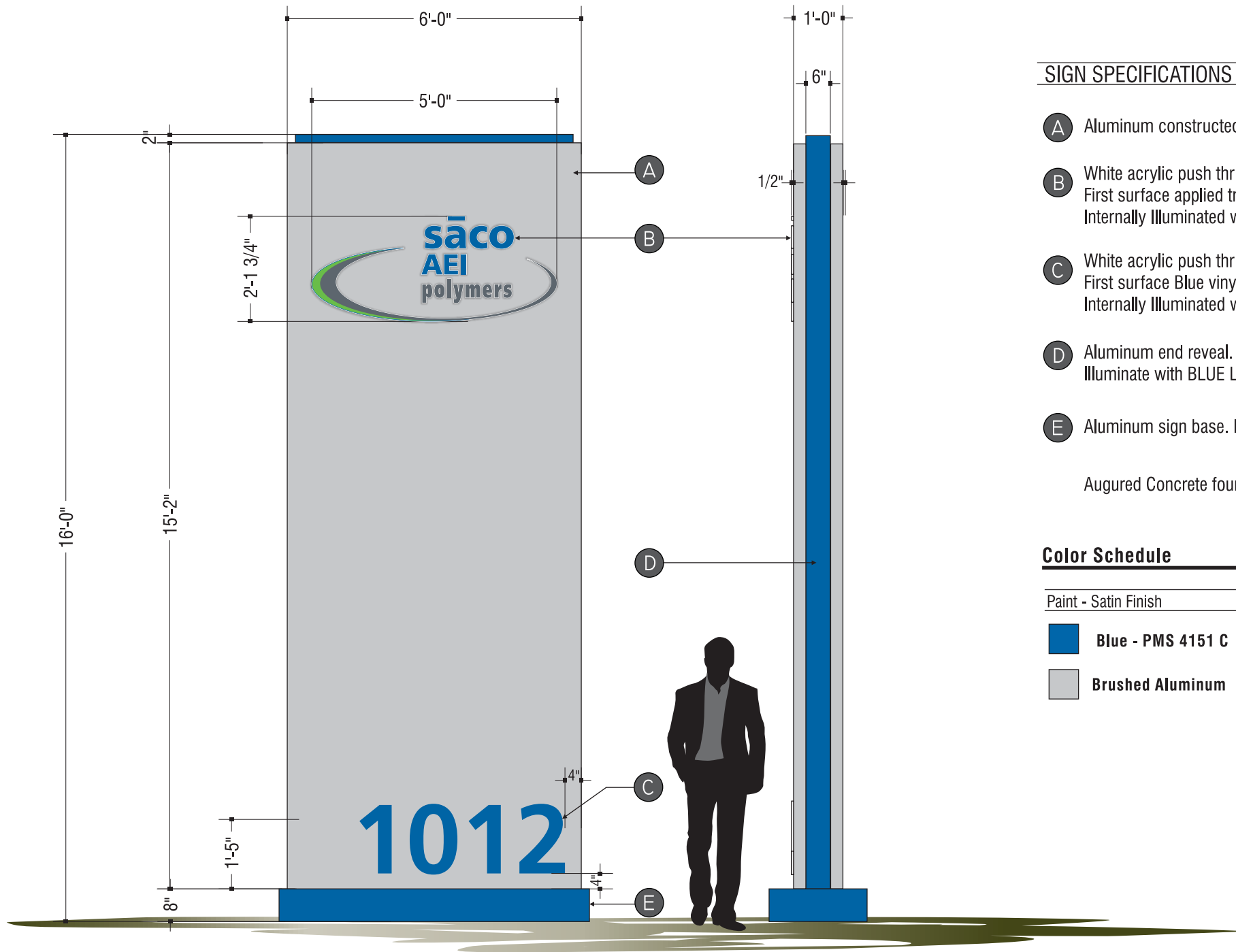
ACCOUNT: SACO AEI Polymers
 LOCATION: 1012 S. 22nd Street - Sheboygan, WI
 ACCT. REP: Mike Mele DESIGNER: MSO
 DATE: 9/17/25
 COMPANION FILES

REVISIONS:	INITIALS & DATE:
A Revised site plan.	MAK 1/28/26
B Delete S2, revise orientation of S1 to 45 degrees to right.	MAK 2/17/26
C	-
D	-
E	-
F	-
G	-
H	-

This is an original unpublished drawing submitted for use in connection with a project being planned for you by PSCO Kieffer. It is not to be reproduced, copied or exhibited in any fashion without the written permission of PSCO Kieffer.

Phone: 920.458.4394
pscosigngroup.com

SITE PLAN



S/F Illuminated Monument Sign

Scale: 3/8" = 1'-0"

SIGN SPECIFICATIONS

- A** Aluminum constructed sign cabinet. Paint Brushed Aluminum.
- B** White acrylic push thru copy. 1/2" projection from face. First surface applied translucent printed vinyl. Internally illuminated with white LED modules.
- C** White acrylic push thru copy. 1/2" projection from face. First surface Blue vinyl. Internally illuminated with white LED modules.
- D** Aluminum end reveal. Paint Blue. Illuminate with BLUE LED to create accent lighting on sign ends.
- E** Aluminum sign base. Paint blue.

Augured Concrete foundation. Per engineering.

Color Schedule

Paint - Satin Finish	Vinyl
Blue - PMS 4151 C	Blue - PMS 4151 C
Brushed Aluminum	Green PMS 360 C
	3M 3630-61 Slate Gray Gray PMS 431 C
	Address
	3M 3630-22 Black



Proposed Day



Night Time Illumination

**CITY OF SHEBOYGAN
ORDINANCE 3-26-27**

BY ALDERPERSON MICHAEL CLOSE

MAY 18, 2026.

AN ORDINANCE creating article 48-VI: Pedestrian Malls.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT “ARTICLE 48-VI (Reserved)” of the Sheboygan Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

ARTICLE 48-VI (Reserved)

AFTER AMENDMENT

ARTICLE 48-VI (~~Reserved~~)PEDESTRIAN MALLS

Sec 48-261 Pedestrian Malls Established.

Pursuant to Wis. Stat. § 66.0905, the common council designates each of the following streets, roads, or public ways as a pedestrian mall and prohibits or limits vehicular travel thereon as indicated:

- (a) Seasonal pedestrian mall: from May 15th through October 31st.
 - (1) St. Clair Avenue from the western marked edge of the crosswalk on the west side of North 8th Street to a point 130 feet west of the western curb line of North 8th Street.
- (b) Year-round pedestrian mall: (reserved)

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in full force and effect on and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan