



CITY PLAN COMMISSION AGENDA

September 27, 2022 at 4:00 PM

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

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

- [4.](#) Approval of the Plan Commission minutes from September 13, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new addition to the Tidy Store facility and service station located at 810 N. 14th Street.
- [6.](#) Application for Conditional Use Permit with exceptions by Sheboygan Christian School to install new bleachers and press box at 929 Greenfield Avenue.

NEXT MEETING

7. October 11, 2022

ADJOURN

8. 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, September 13, 2022****OPENING OF MEETING**

MEMBERS PRESENT: Jerry Jones, Alderperson Mitchell, Ryan Sazama, Kimberly Meller, Marilyn Montemayor and David Hoffman

MEMBERS EXCUSED: Mayor Sorenson

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

OPENING OF MEETING

1. Roll Call

Vice Chair Jerry Jones called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member has a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from August 23, 2022.

Motion by Dave Hoffman, second by Alderperson Mitchell to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by Sheboygan Christian School to install new bleachers and press box at 929 Greenfield Avenue.

Motion by Dave Hoffman, second by Ryan Sazama to TABLE to allow further conversation between Sheboygan Christian School and neighbors. Motion carried.

6. Application for Conditional Use Permit with exceptions by HR Construction Company to construct and operate a new car wash, quick lube and emission testing facility at the Sheboygan Auto Group property located at 2701 Washington Avenue (the Sheboygan Chrysler Center).

Motion by Marilyn Montemayor, second by Alderperson Mitchell to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, DNR, hazardous materials, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site in a clean and dust free condition. If the applicant demolishes the building and removes the concrete from the site

but does not move forward with the project, the applicant shall be required to landscape property with grass in a timely fashion (property will not be left in a disturbed state).

3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
7. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit. Applicant shall work with staff with regards to appropriate dumpster enclosure design, location, etc. If staff has any concerns with proposed dumpster enclosure, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall work with staff with regards to and proposed vacuum(s) to be installed (number, location, etc.). If staff has any concerns with proposed vacuums, the matter may be brought back to the Plan Commission for their consideration.
9. Outdoor storage of materials, products or equipment shall be prohibited.
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, transformers, etc.).
11. Any unused mechanical boxes, equipment, vacuums, etc. shall be removed from the site.
12. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
13. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
14. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
15. All areas used for parking/maneuvering of vehicles shall be paved.
16. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
17. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
18. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The site shall be curbed.
19. 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.).
20. 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, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
21. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
22. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
23. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
24. 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).

25. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
26. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
27. Applicant is responsible for all required easements, agreements, etc. between the property owners including but not limited to shared parking, access, utilities, storm drainage, etc.
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
29. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have more than the maximum of four (4) wall signs permitted.
- From the locational landscaping requirements. Landscape Plan still required and required point must be met.
- To the landscape ratio of 25%

Motion carried.

7. Application for Conditional Use Permit with exceptions by McGoey Dermatology to construct an addition, to construct site improvements and to operate a dermatology clinic at 832 Michigan Avenue.

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

1. Applicant shall submit final plans (site plans, building elevations, fencing, etc.) indicating exactly which options they are proposing to construct. Applicant shall work with staff with regards to the plans. If the applicant submits new drawings that deviate from the options they proposed which were approved by the Plan Commission, the applicant will need to submit new plans back to the Plan Commission for review.
2. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal/approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. Patio fencing shall be installed per the approved plans (design, color, materials, etc.). Any fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall obtain the required fence permit.
8. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, etc.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
10. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall pave and landscape the all gravel areas on property by June 2, 2023. Applicant will obtain all required approvals including but not limited to site plan, storm water, landscaping, etc.

11. All areas that are not required to be paved shall be landscaped with grass and/or appropriate landscaping.
12. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
13. 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.
14. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).
15. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
16. Applicant shall remove all unused signage and all signage referring to previous businesses.
17. 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).
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
19. Applicant will provide adequate public access along all streets, sidewalks and alley and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
23. 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.
24. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
25. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.

Exceptions granted:

- To have a 4.5-foot fence in the front/street yard
- From the locational landscaping requirements. Landscape Plan still required and required point must be met.

Motion carried.

8. Gen. Ord. No. 10-22-23 by Alderperson Heidemann annexing territory owned by the City to the City of Sheboygan, Wisconsin.

Motion by Ryan Sazama, second by Alderperson Mitchell to recommend approval. Motion carried.

NEXT MEETING

9. September 27, 2022

Item 4.

ADJOURN

10. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:58 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new addition to the Tidy Store facility and service station located at 810 N. 14th Street. UC Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: September 23, 2022

MEETING DATE: September 27, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Quasius Construction, on behalf of Basudev Adhikari, is proposing to construct an addition to the existing Tidy Store facility and service station located at 810 N. 14th Street. The applicant states the following about the project:

- The existing business is operating as a convenience store, a liquor store and a service station. Business activities include gasoline sales, grab and go snacks, beverages, wine, beer and liquor. The convenience store presently has no room for additional products or storage.
- The goal of this project is to add additional space for storage, more product options, and a small café restaurant. The addition will be constructed on the west/rear and south sides of the existing building.
- The applicant is proposing to add approximately 2,770sf of storage room space, walk-in cooler space and restaurant to the existing 3,600sf building. Building will now be 6,370sf.
- The café restaurant, which is located at the southwest corner of the building, would include a kitchen, two restrooms, an order counter and limited seating. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers.

- The new restaurant will be seating for 12 or less. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The owner will be operating the space. The restaurant will provide another quality option to for food as well as other additional items to pick from.
- Construction cost is estimated at \$600,000.

The applicant is also proposing to replace the existing weathered canopy and states:

- The new canopy footprint 1,872sf (24 x 78) and has six (6) fueling station.
- The canopy has a vehicle clearance of 15.5 feet and is 18.5 feet tall.
- This will now become a Shell fuel station and Shell signage will be on the canopy. Two (2) internally lit Helios will be installed on the facia of the canopy (canopy signs).

The applicant states the following about the addition and canopy architecture:

- The existing building has face brick, horizontal metal wall panels (east and south), vertical metal wall panels (north) and aluminum store front windows.
- Building addition to use exterior building materials to match existing facility, as discussed with review board at conceptual review meeting. Masonry base and horizontal (heavier gauge than what was used on existing) will be used on East, South, and West Elevations.
- Vertical metal panel siding will be used on North Elevation which is only visible from ally way.
- HVAC screening will be installed for new and existing equipment.
- New mechanical equipment will be shielded from West elevation by existing trees along West property line.
- The Canopy will consist of prefinished metal facia façade painted to align with the attached Shell standard architectural flow.
- Two (2) Helios will be installed on the north and east facias of the canopy (canopy signs). Helios are 9sf and will not extend above the horizontal plan of the canopy.

Specific site improvements include:

- The addition is 2,770sf so the building will now be a total of 6,370sf.
- The addition will be constructed on the west side of the existing facility.
- There will be 11 parking spaces (this does not include the 6 spaces at the fueling stations).

- The driveway located at the southwest corner of the property will be removed greenspace will be added (south of the new restaurant). The area along Wisconsin Avenue will be constructed back to city standards (curb, gutter, green space, sidewalk, etc.).
- New storm drainage facility will be located on the west side of the property.
- Additional landscaping will be installed along the south side of property adjacent to the new restaurant along Wisconsin Avenue.
- Landscaping, lighting and storm water will be provided in accordance with the City ordinance.
- The dumpster enclosure will remain along the alley on the north side of the building.
- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. LP, Firewood & Ice Storage will remain in existing locations.
- There will not be any vending machines or dispensers located on the exterior of the building. Vending Machines currently displayed on south side of the building would be removed when addition is complete due to added refrigeration space in building addition.
- Air/Vacuum equipment will not be present on this site

The site has been selected by the property owner as an opportunity to expand upon his business operations that are currently established in this location. The Tidy Store gas station/convenience store is located along the busy 14th street corridor which provides high traffic and exposure. The building addition and new canopy will improve curb appeal to the existing building and align well with the redevelopment efforts in this area in recent years.

STAFF COMMENTS:

In October of 2021, the Plan Commission denied the conditional use permit request by Basudev Adhikari because the application was not complete and there were several concerns with the overall aesthetics of this property and his residential property to the west that included:

- The gas station is a very cluttered property. Pipe bollards with temporary cigarette signage throughout the site, temporary signage by the pylon sign, temporary cigarette signs on the window, garbage cans, vending machines, ice-cooler, product displays, newspaper dispenser, log rack, propane tanks, non-functioning air-dispenser, overgrown and unmaintained landscaping, etc.
- Issues at the single-family dwelling located at 1418 Wisconsin Avenue included the overgrown and unmaintained landscaping and front porch is weathered and not being properly maintained (chipped paint, etc.).

Mr. Adhikari states:

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly. I have also assigned one of my staff to check all my sites on a weekly basis and report it to me. I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up. And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside. Once the building is developed, we don't need any vending machine outside. The air pump is coming out in the next few days. Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly. The signs from the door and windows were taken out, I will

check again and make sure. Landscaping will be taken care of in a timely manner. me know if there are any other issues and love to make things better around my sites. At the end of the day a nice and clean site is good for all of us. I would appreciate any recommendation from the city and if you have any thoughts.

The Plan Commission should have the applicant address the following:

- How does the owner intend on managing the site so it does not become an issue once the new addition is added?
- How does the applicant intend on consistently taking care of the house and landscaping located at 1418 Wisconsin Avenue? The front porch is very tired and weathered. Is there any reason why the owner cannot repaint/stain this very visible front porch facing Wisconsin Avenue?
- When is construction of the addition and canopy to begin and be completed by?

N. 14th Street is redeveloping nicely and the City would like to see the overall look and feel of the N. 14th Street corridor continue to improve. The owners of the properties surrounding the Tidy Store have redeveloped and are well maintained properties/structures. The City is glad to see Mr. Adhikari invest in his property but Mr. Adhikari must consistently maintain the Tidy Store and his other properties within the City without the City having to write noncompliance letters.

The proposed project certainly has the ability to help address some of the aesthetic concerns with the property. The project has the potential to positively impact the look and feel of the neighborhood at the intersection of N. 14th Street and Wisconsin Avenue.

The applicant is requesting the following variances:

- Requesting to have 11 parking spaces – Minimum parking space required is 21.

This does not include the six (6) additional parking spaces at the fueling station.

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Building permits will be issued only at such time as plans for both the addition and canopy have been reviewed and approved.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).

4. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Submittal and approval of a storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
8. Fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Outdoor storage of materials, products or equipment shall be prohibited (no outdoor soda machines are permitted).
10. Outdoor display of ice, propane and firewood is permitted but shall be properly maintained in an orderly fashion at all times (east side of the building). Yearly and/or seasonal outdoor display is not permitted in the street yards and/or in the fueling island under the canopy. Prior to building permit issuance, the applicant shall work with staff and submit an updated site plan detailing exactly where these items will be displayed outdoors on the property (locations, dimensions, type of structures, etc.). If staff has any concerns with the proposed outdoor display/storage, this matter may be brought back to the Plan Commission for review.
11. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, venting, etc.). This includes the new equipment as well as the existing equipment on the south end of the building on the roof of the existing convenience store (facing both south and west). Kitchen hood shall be concealed (kitchen hood shall not be visible).
12. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
13. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
14. Applicant shall install individual letter signs – no cabinet or flat panel signs.
15. Maximum canopy sign square footage permitted is 20sf and no sign shall be located on the roof or the top horizontal plane of the canopy.
16. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
17. All temporary signage needs to be removed prior to building permit issuance.
18. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
19. Masonry on canopy support columns shall be eight (8) feet tall. The masonry material/color shall match that of the building. Applicant shall submit final canopy elevations to staff prior to building permit issuance. If staff has any concerns with proposed canopy design, the matter may be brought back to the Plan Commission and/or Architectural Review Board for their consideration.
20. The canopy shall meet the minimum setback of 10 feet to the property line (closest edge of the canopy to the property line).

21. All areas used for parking or maneuvering of vehicles shall be paved. Applicant shall maintain the minimum five (5) foot paving setback to all property lines.
22. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
23. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications (curb, gutter, sidewalk, green space, etc.).
24. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
25. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
26. 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.).
27. Applicant will provide adequate public access along the streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
28. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
29. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
30. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
31. Applicant shall properly maintain their landscaping at both of their properties located at 810 N. 14th Street (convenience store) and 1418 Wisconsin Avenue (single-family dwelling).
32. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building/canopy design.
33. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

PARCEL NO. 59281500611
MAP NO. LOTS 7, 8, & 9 BLK 120 - LOT 1
ZONING CLASSIFICATION: Urban Commercial

Office Use Only

Item 5.

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: Basudev Adhikari
916 Mulberry Lane, Kohler WI
ADDRESS: 53044 E-MAIL: missionbda@gmail.com
PHONE: (920) 226 1786 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Tidy Store
ADDRESS OF PROPERTY AFFECTED: 810 N 14th Street, Sheboygan WI
LEGAL DESCRIPTION: LOTS 7, 8, & 9 BLK 120 - LOT 1
CSM V25 P84-85 #1931884

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

The Tidy Store is currently as Gas Station/Convenience store & a liquor store.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING
ANY CHANGES TO THE EXISTING USE: The proposed building addition would add approximate

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED
OPERATION OR USE: Landscaping locational variance

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? The proposed Tidy Store Addition reflects the City's Comprehensive

Master plan by growing an established business in the City of Sheboygan & improving the street appearance of the Tidy Store which is located on the busy 14th Street Corridor.

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, the proposed addition aligns well with the redevelopment that is occurring within this neighborhood.

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 proposed addition aligns well with the redevelopment that has been occurring within this neighborhood.

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

Yes

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

OWNER OF SITE: JALAPA MARKETING, LLC

ADDRESS: 916 Mulberry Lane, Kohler WI 53044 **E-MAIL:** missionbda@gmail.com

ARCHITECT: Integrity Engineering & Design, LLC

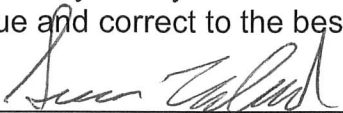
ADDRESS: 2637 Tulip Lane, Green Bay WI **E-MAIL:** chris@integrityengineering.biz

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: 1202A North 8th Street, Sheboygan WI **E-MAIL:** lkaland@quasius.com

5. CERTIFICATE

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



APPLICANT'S SIGNATURE

9/6/2022

DATE

Lucas Kaland (Contractor on behalf of property Owner)

PRINT ABOVE NAME



SITE NARRATIVE – Architectural Review Application

September 6th, 2022

PROJECT NAME AND ADDRESS:

Tidy Store Addition (810 N. 14th Street, Sheboygan WI)

Proposed Project Description:

- New Fueling Copy to Replace existing
- Building addition to include a small Café with seating for (12) and addition floor space for convenience store to allow for increased refrigerated display & storage area

ESTIMATED PROJECT COST: \$600,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281500611
- It is defined as: LOTS 8, 8, & 9 BLK 120 – LOT 1, CSM V25 P84-85 #1931884
- The entire lot area 0.43 acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

UC – Urban Commercial District

EXISTING SITE CONDITIONS/LAND USE:

Site is currently in operation as a Gas Station / Convenience station & liquor store.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: .43 Acres
- New Canopy Footprint: 1,872 SF (6 Pumping Stations)
 - Canopy to be 78'x24'
 - Canopy to have 15'-6" for vehicle clearance
 - Top of Canopy to be 18'-6"
- New Building Addition Footprint: 2,770 SF
- New Paving: 752 SF (3,948 SF of existing removed)
- New Proposed Encroachment: N/A

SITE SELECTION

- Site has been selected by the Property Owner as an opportunity to expand upon his business operations that are currently established in this location
- The Tidy Store gas station/convenience store is located along the busy 14th street corridor which provides high traffic and exposure
- Building Addition and new canopy will improve curb appeal to the existing building and align well with the redevelopment efforts in this area in recent years.

LANDSCAPE REQUIREMENTS

- Quasius will work with City Staff to ensure the proposed project will meet landscaping requirements.

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with the City of Sheboygan Zoning Ordinance, section 15-7
- Noise and odors as a result of the filling stations will be minimal and should not be considered a nuisance concern for the neighborhood

OUTDOOR STORAGE:

- Outdoor storage on this site will be limited to Firewood, LP Storage & and Ice Storage. There will not be any vending machines or dispensers located on the exterior of the building.
- LP, Firewood & Ice Storage will remain in existing locations. Vending Machines currently displayed on south side of the building would be removed when addition is complete due to added refrigeration space in building addition. No new outdoor storage will be brought on site.
- Air/Vacuum equipment will not be present on this site

SITE LIGHTING:

- (12) Scottsdale Vertex LED lights will be installed on the underside of the canopy structure. Lights are dimmed 80% to minimize light footprint as shown on attached photometrics
- Refer to fueling canopy photometrics regarding footprint of lighting.
- No flashing or flickering lights will be used on the premises
- Helios will be internally lit

ARCHITECTURE:

- Building addition to use exterior building materials to match existing facility, as discussed with review board at conceptual review meeting. Masonry base & horizontal (heavier gauge than what was used on existing) will be used on East, South, and West Elevations. Vertical metal panel siding will be used on North Elevation which is only visible from ally way.
- HVAC screening will be installed for new and existing equipment, as shown on attached

elevations.

- New mechanical equipment will be shielded from West elevation by existing trees along West property line
- The Canopy will consist of prefinished metal fascia façade painted to align with the attached Shell standard architectural flow.
- (2) Helios will be installed on the fascia of the canopy
- Helios will not extend above the horizontal plan of the canopy
- Helios will be under 20SF ea. as shown in the renderings (9 SF each)

ADDITIONAL CONSIDERATIONS/COMMENTS:

- Quasius will work with the City to accommodate concerns in regards to rooftop mechanical equipment screening
- Quasius will work with the City to get an approved landscape plan, including the incorporation of street trees
- Quasius will work with the City to get an approved Stormwater plan
- Owner has recently hired new maintenance contractor to improve property maintenance going forward
- Quasius has received and provided the City with a letter from the property Owner addressing efforts and commitments to maintaining properties going forward. See below:

OWNER STATEMENT REGARDING SITE MAINTENANCE COMPLAINTS FROM 2021:

“Hi Lucas,

As far as maintaining the site is nice and clean, I have a dedicated person these days. He is taking care of things regularly.

I have also assigned one of my staff to check all my sites on a weekly basis and report it to me.

I would personally like to assure you and our city planning commission that I will be doing my best as soon as possible before issues come up.

And based on the city's recommendation in our last meeting we removed 3 soda coolers from outside.

Once the building is developed, we don't need any vending machine outside.

The air pump is coming out in the next few days.

Normally every gas station has a wood stack, propane cage and ice box in front of the store. We can take input from the planning commission what's going to be best for that and we can manage accordingly.

The signs from the door and windows were taken out, I will check again and make sure.

Landscaping will be taken care of in a timely manner.

Let me know if there are any other issues and love to make things better around my sites.

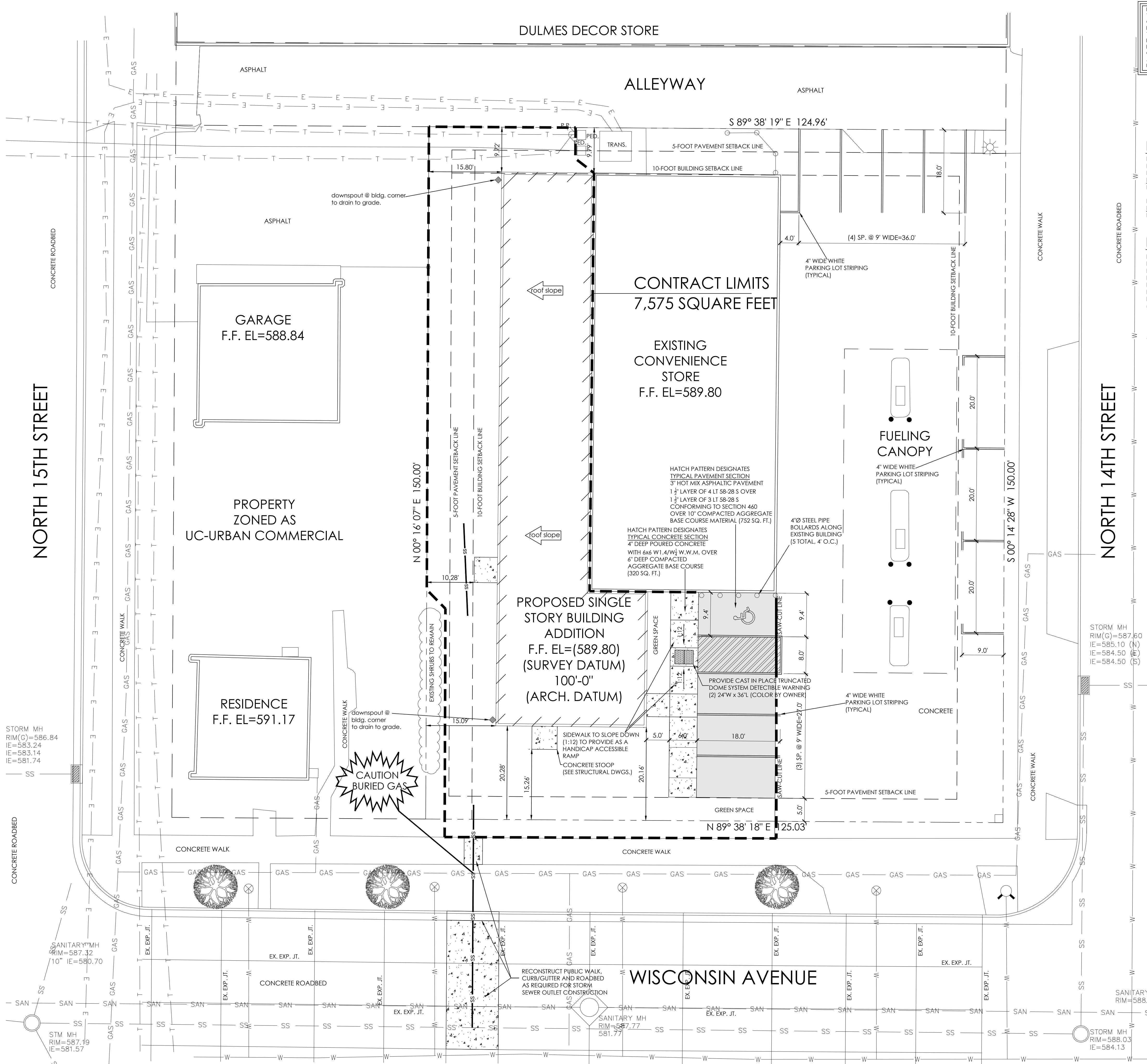
At the end of the day a nice and clean site is good for all of us.

I would appreciate any recommendation from the city and if you have any thoughts.

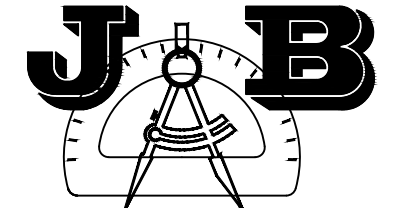
Thank you
Dev”

QUASIOUS CONSTRUCTION, INC.


1202A North 8th Street, P.O. Box 727 • Sheboygan, Wisconsin 53082-0727
Phone 920-457-5585 or 1-800-569-2165 • Fax 920-457-1045



NOTE:
THE LOCATION OF UNDERGROUND UTILITIES OR FACILITIES SHOWN
ON PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF
PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.
THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS
PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL
UTILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE
OF THE PROJECT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIR OF
ALL DAMAGED UTILITIES DURING CONSTRUCTION TO THE SATISFACTION OF
UTILITY OWNER(S).



SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbronoski@jbsitedesign.net



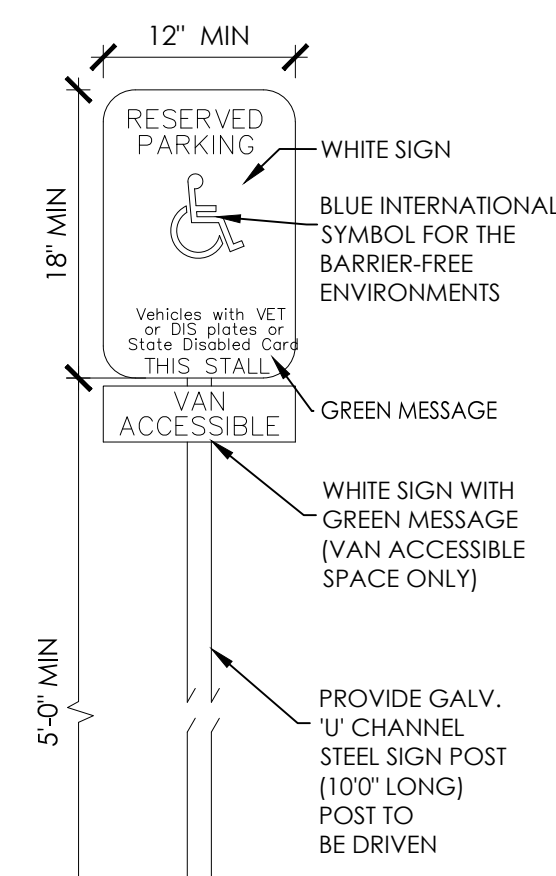
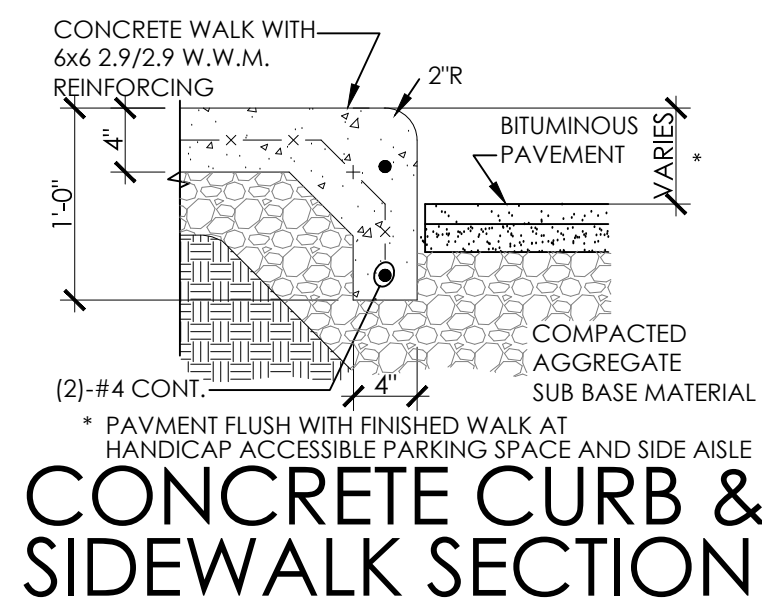
a construction services company
1202A NORTH 8TH STREET
SHEBOYGAN, WISCONSIN 53082

EXISTING SITE CONDITIONS	
EXISTING BUILDING FOOTPRINT (ROOF AREA)	3,665 SQ. FT.
EXISTING CANOPY ROOF	1,710 SQ. FT.
EXISTING ASPHALT PAVEMENT	3,720 SQ. FT.
EXISTING CONCRETE PAVEMENT	7,011 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA	16,106 SQ. FT. (85.9 PERCENT LOT COVERAGE)
EXISTING PAVEMENT TO BE REMOVED	3,948 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	990 SQ. FT.
EXISTING TOTAL IMPERVIOUS AREA REMOVED	4,938 SQ. FT.

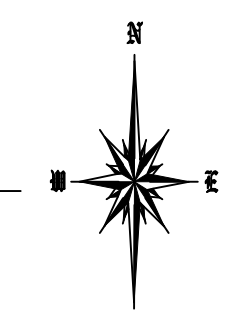
PROPOSED SITE CONDITIONS	
PROPOSED BUILDING FOOTPRINT (ROOF AREA)	2,770 SQ. FT.
PROPOSED PAVEMENT	752 SQ. FT.
PROPOSED CONCRETE WALK	320 SQ. FT.
EXISTING BUILDING FOOTPRINT (ROOF AREA) TO REMAIN	3,665 SQ. FT.
EXISTING CANOPY ROOF TO REMAIN	1,710 SQ. FT.
EXISTING CONCRETE PAVEMENT TO REMAIN	6,021 SQ. FT.
PROPOSED TOTAL IMPERVIOUS AREA (POST DEVELOPED)	15,238 SQ. FT. (81.2 PERCENT LOT COVERAGE)
(REDUCTION OF 868 SQ. FT. POST DEVELOPED IMPERVIOUS)	

PARKING COUNT DATA

(10) STANDARD SPACES +
(1) HANDICAP ACCESSIBLE SPACE +
(6) SPACES AT FUEL PUMPS
(17) SPACES PROVIDED



SITE PLAN
1"=10'



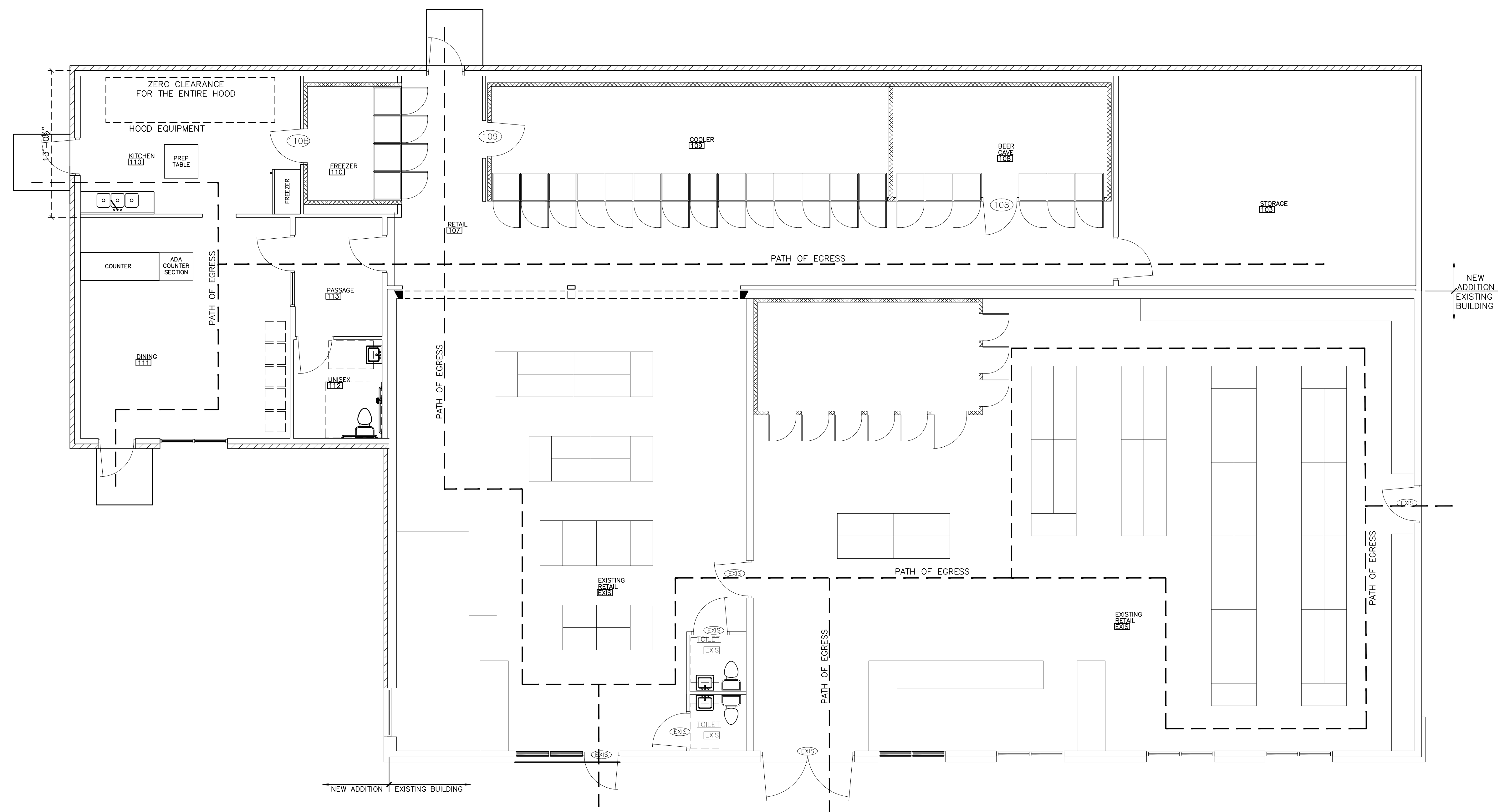
NO.	REVISIONS	DATE

Issue Dates

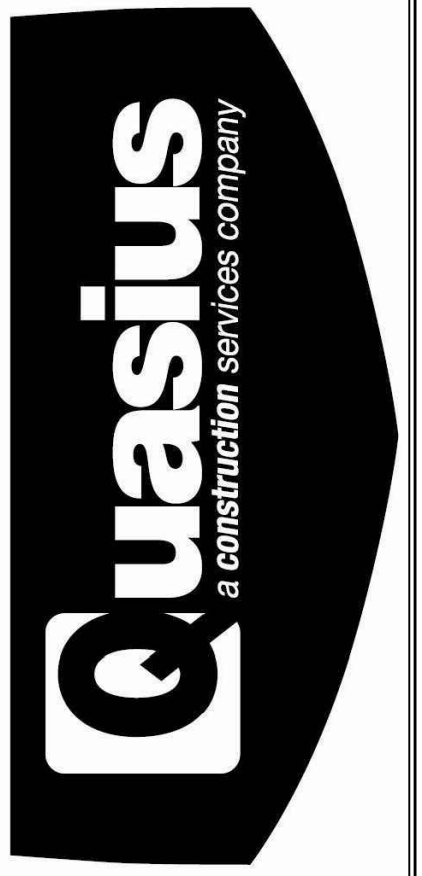
Revision	Date

PROPOSED BUILDING ADDITION
TIDY STORE
810 NORTH 14th STREET
Sheboygan, Wisconsin 53082

SHEET TITLE
SITE PLAN
SITE DATA
DRAWN BY
J.A.B.
CHECKED BY
DATE
JULY 12, 2022
PROJECT NO.
2022-14
SHEET NO.
C103



FURNITURE, FIXTURE, AND EQUIPMENT PLAN, PATH OF EGRESS
SCALE: 3/16" = 1'-0"



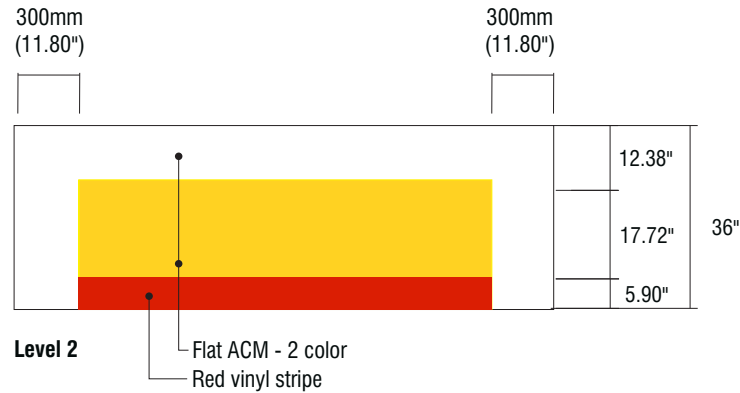
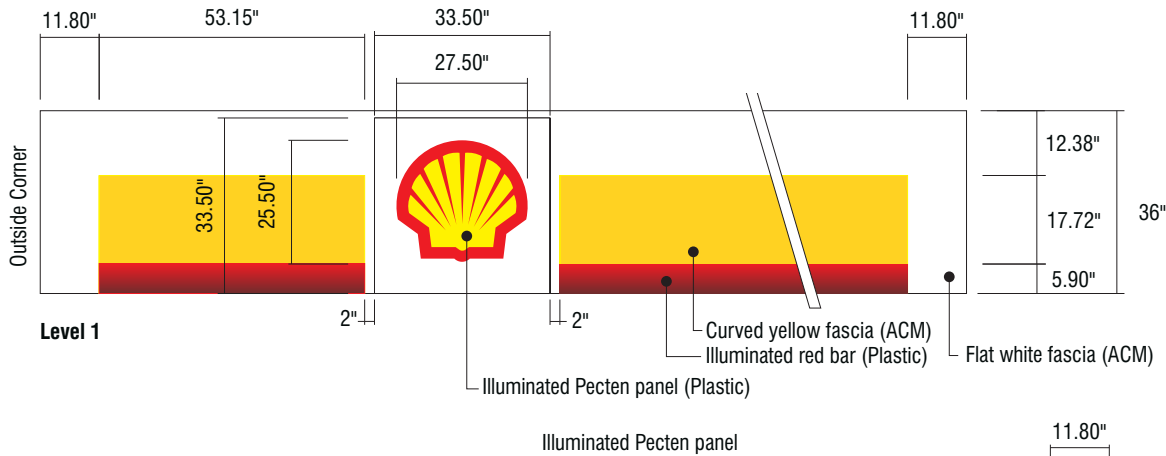
ISSUE NO	REVISIONS	ISSUE DATE

BUILDING ADDITION FOR:
TIDY STORE
810 NORTH 14TH STREET
SHEBOYGAN, WI SCONSIN 53081

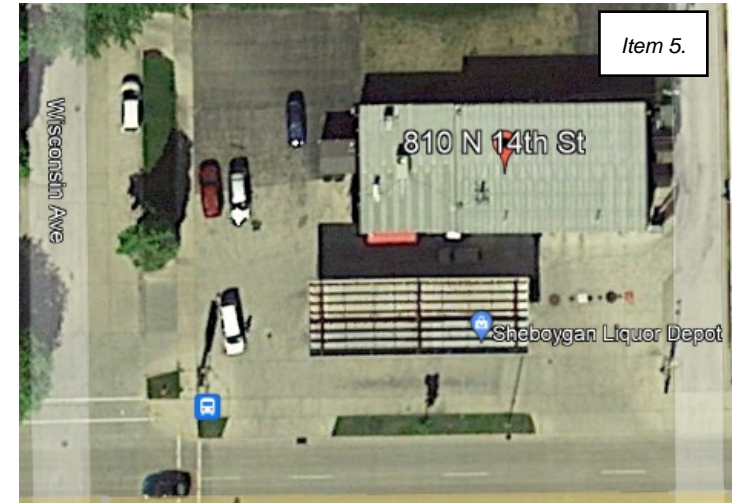
IED Project number 22067
Date 01 AUGUST, 2022
Drawn by JW
Checked by CD

PRELIMINARY, NOT FOR CONSTRUCTION

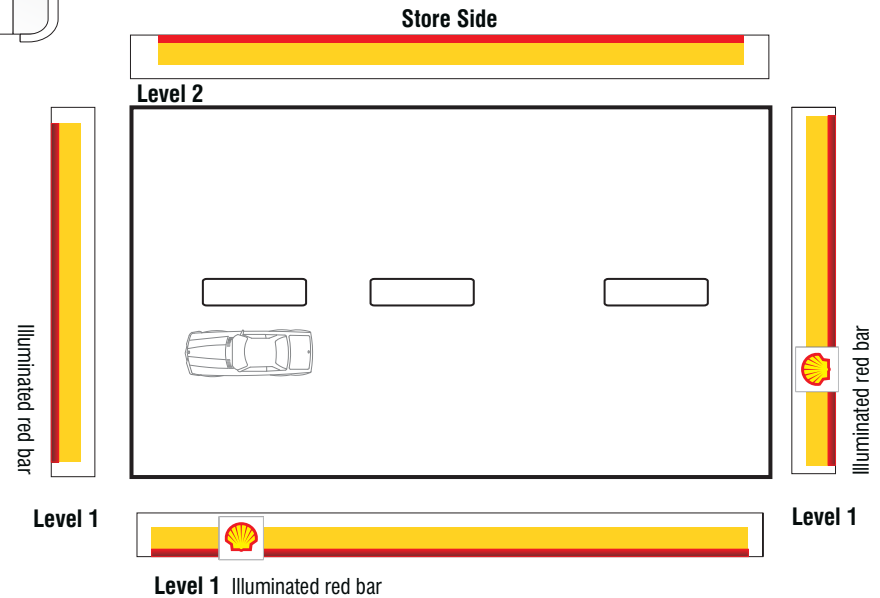
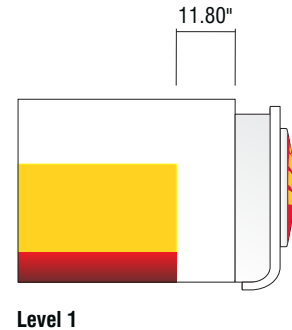
A1.1



EXISTING

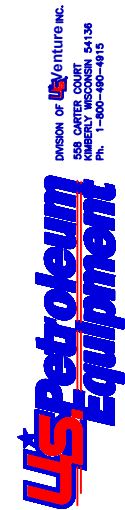


Item 5.



Shell RVle Canopy Fascia - 24' X 78' X 36"HT Fascia

PROPOSED



TIDY STORE CANOPY
SHEBOYGAN, WI

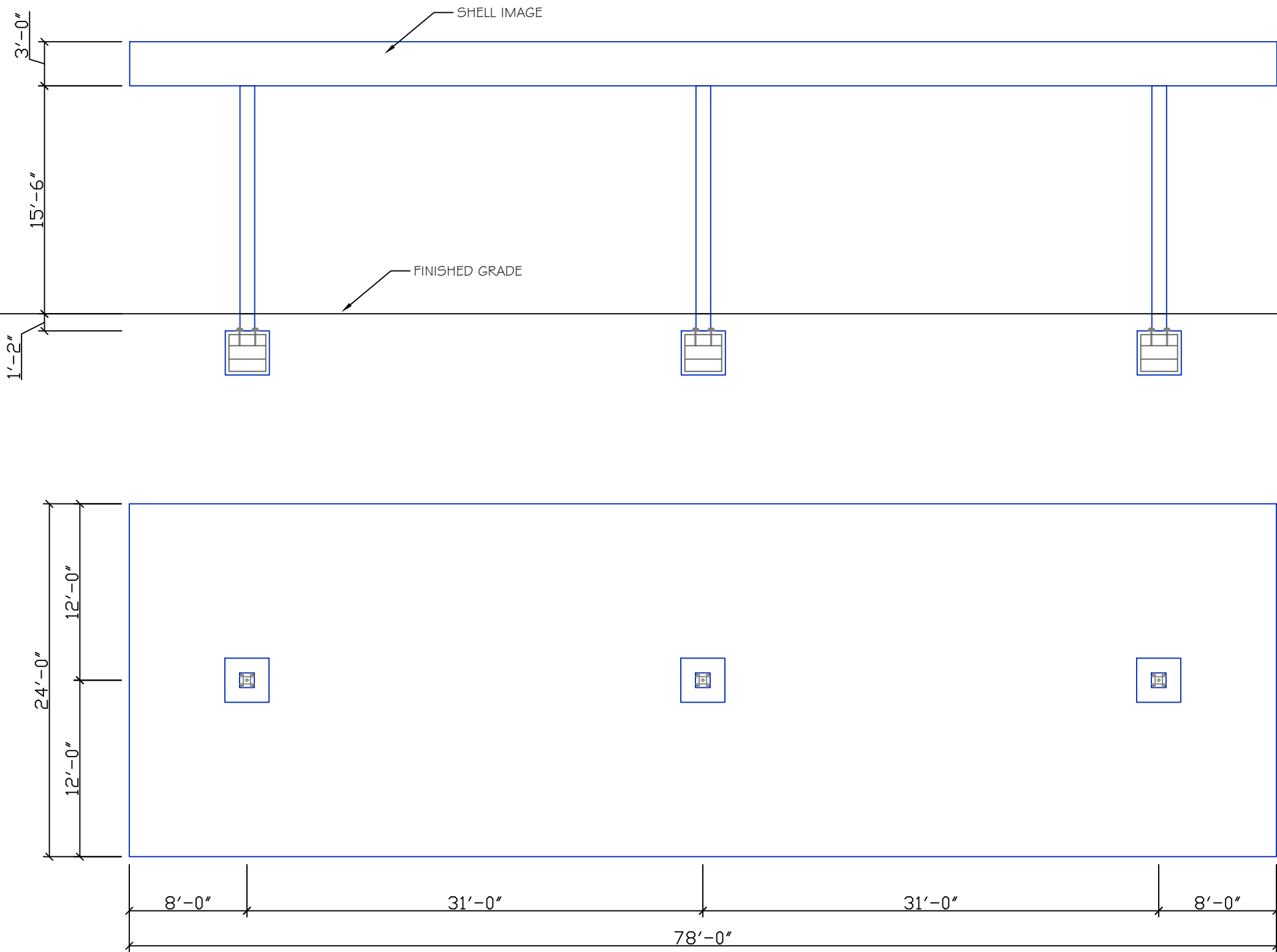
1/8" = 1'

Drawn By :
DD

Project number :

Date :

Revisions :





59281550034

59281500570

59281500630

Item 5.

592815

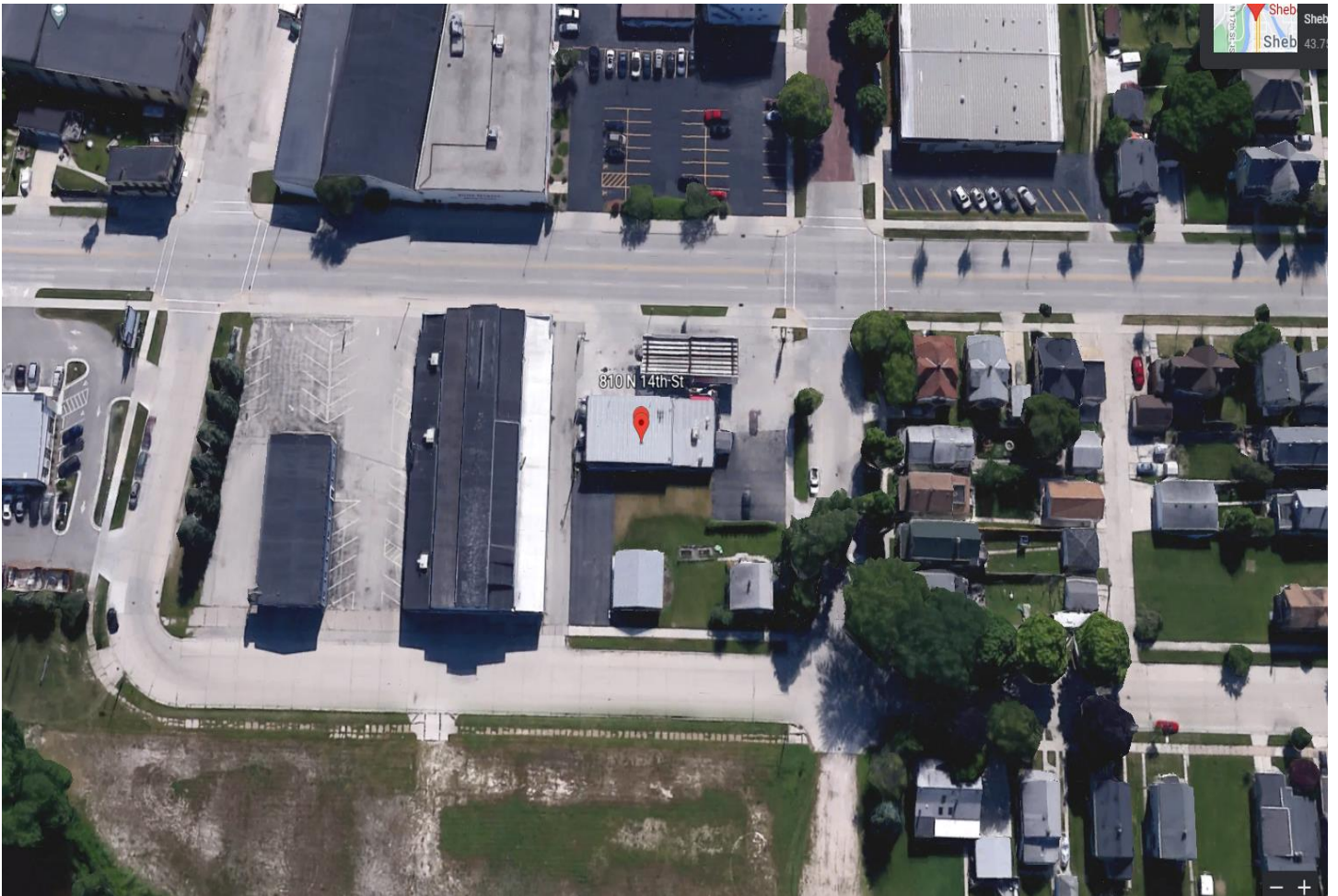
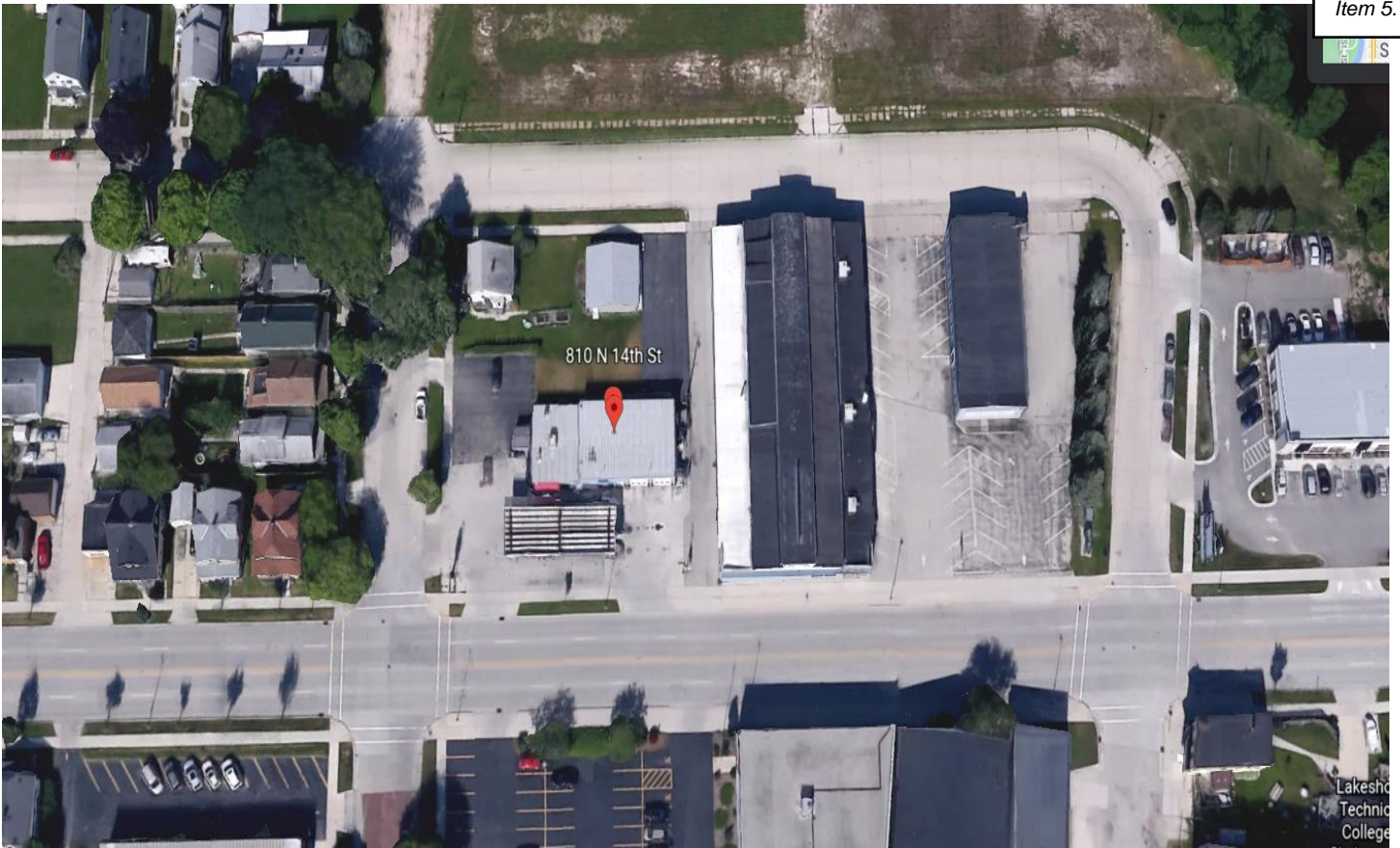
28

Wisconsin Ave

25

59281500920

592815006

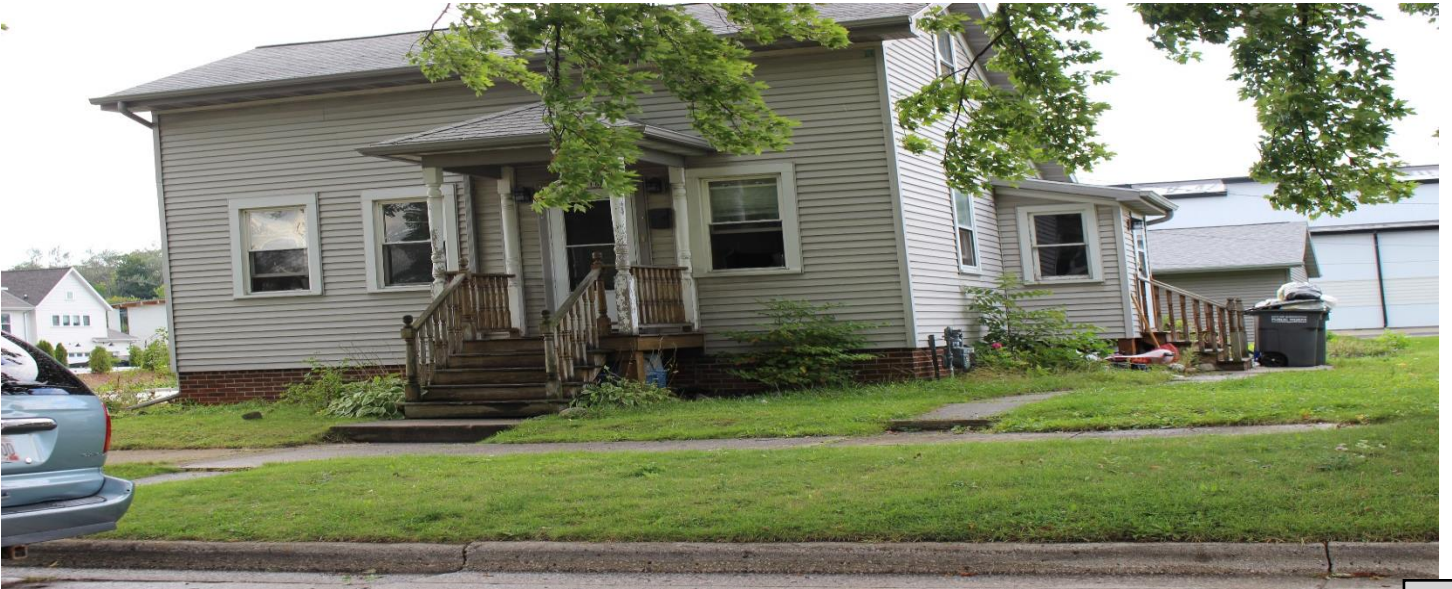












CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Sheboygan Christian School to install new bleachers and press box at 929 Greenfield Avenue. SR-5 Zone

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

REPORT DATE: September 23, 2022

MEETING DATE: September 27, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The Plan Commission, at their September 13, 2022 meeting tabled this matter in order for Sheboygan Christian School (SCS) to consider other location options for the bleachers and press box installation at their soccer field.

Based on testimony at the hearing and subsequent discussions with the neighbors, SCS is proposing to:

- Locate the press box on the east side of the field as suggested by the Plan Commission.
- Locate the three (3) set of bleachers on the west side of the field which still requires approval of an exception because the bleachers are proposed to be located 30 feet from the property line instead of the required 50 feet.

At the last Plan Commission meeting this was suggested/recommended and the neighbors appeared to agree. The neighbors at the meeting stated they did not have an issue with the proposed bleachers location and exception request but they did object to the taller press box location and exception.

This proposal appears to work for all parties involved and staff has no objections to the proposal.

The applicant is now requesting the following exception:

- To have a side yard setback of 30 feet to a residential side yard – Minimum side yard setback for a school structure (the bleachers) is 50 feet to a residential side yard.

Again, the exception is for the three (3) set of bleachers to be located on the west side of the soccer field only because the press box is now proposed to be located on the east side of the field.

Staff is recommending approval subject to the same 10 conditions of approval listed below.

Staff Report from the September 13, 2022 Plan Commission Meeting below.

Sheboygan Christian School (SCS) is proposing to install new bleachers and press box at 929 Greenfield Avenue. The applicant states the following about the proposal:

- SCS has a strong history of a successful soccer program – Five (5) state championships in program history and are regularly competitive in the Big East conference. Our western-most varsity soccer field currently has bleachers installed. This proposal seeks to replace the existing two (2) sets of bleachers with three (3) sets of bleachers and a press box.
- Most of the fans attending games currently either stand on the sidelines or bring their own lawn chairs. This proposal seeks to provide more seating for home and visiting fans at SCS soccer games.
- SCS has been the recipient of a donation of a press box and three sets of bleachers from a sister school in Elmhurst, IL. SCS volunteers moved these items from IL to the SCS parking lot where they currently sit. We seek to install them at the same location of the existing bleachers.
- SCS hosts approximately 12-15 home soccer games annually. This field enhancement wouldn't increase the number of home game events. SCS would continue to have the same number of students, parents, visiting fans, etc. that we regularly serve every year since the inception of our soccer program decades ago.
- This field enhancement seeks to improve the fan experience through better, more accessible facilities. SCS believes the aluminum bleachers and vinyl siding press box are attractive and will improve the fan experience for home games.
- The orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers (no closer/no further away from the soccer field).
- Because of the orientation/size of the new bleachers and the press box, which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.
- SCS has no current plans for installation/use of permanent field lights.
- We would like to have the bleachers and press box installed for the fall soccer season. We are the defending state champions and we would like to reward the student athlete success with a better home game atmosphere.

SCS serves more than 300 students from over 35 different area churches to achieve its mission working in partnership with the Christian community, using a biblical perspective to

STAFF COMMENTS:

The applicant is requesting the following exception:

- To have a side yard setback of 27 feet to a residential side yard – Minimum side yard setback for a school structure (the bleachers and press box) is 50 feet to a residential side yard.

SCS is seek to install the bleachers and press box on the west side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the west, fans need to be oriented on the west side of the soccer field so that they can see the action (not stare into a setting sun).

The orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers. Shown in the diagram, the elongated rectangles are the existing bleacher concrete pads. You can see the proposed bleachers sit on the same line (no closer/no further away from the soccer field) and their size and scale as compared to what currently exists.

Because of the orientation/size of the new bleachers and the press box which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.

There is landscaping and trees both on the SCS property and some of the adjacent residential properties along the shared property line west of the soccer field.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, wetlands/DNR, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. No permanent field lights permitted. Any other new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
7. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall install individual letter signs – no cabinet or flat panel signs.

9. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
10. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date:

9/13/22

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>Sheboygan Christian School</i>	Authorized Representative <i>Greg Ingelse</i>	Title <i>Director of Facilities</i>	
Mailing Address <i>929 Greenfield Ave.</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>Greg.Ingelse@sheboyganchristian.com</i>	Phone Number (incl. area code) <i>920-458-9981</i>	Fax 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)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <i>929 Greenfield Ave / Soccer stadium bleachers and press box</i>	Parcel No.
---	------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	<i>Sheboygan Christian School</i>
Existing Zoning:	<i>SR-4</i>
Present Use of Parcel:	<i>School K-12</i>
Proposed Use of Parcel:	<i>- Same -</i>
Present Use of Adjacent Properties:	<i>Single family Res.</i>

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>Sheboygan Christian School / Greg Ingelse</i>	Title <i>Director of Facilities</i>	Phone Number <i>920-946-7640</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>8/15/22</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.



City of Sheboygan Conditional Use Committee,

This letter is to explain Sheboygan Christian School's (SCS) request for a variance of the 50 foot setback code for use on our outdoor athletic facilities, namely our varsity soccer field and the installation of bleachers and a press box.

We seek to install these items on the west side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the west, fans need to be oriented on the west side of the soccer field so that they can see the action (not stare into a setting sun).

Existing use

SCS has a strong history of a successful soccer program. We have 5 state championships in program history and are regularly competitive in the Big East conference. Our western-most varsity soccer field currently has bleachers installed. This proposal seeks to replace the existing two sets of bleachers with three sets of bleachers and a press box.

Most of the fans attending games currently either stand on the sidelines or bring their own lawn chairs. This proposal seeks to provide more seating for home and visiting fans at SCS soccer games.

Proposed use

SCS has been the recipient of a donation of a press box and three sets of bleachers from a sister school in Elmhurst, IL. SCS volunteers moved these items from IL to the SCS parking lot where they currently sit. We seek to install them at the same location of the existing bleachers.

Photo of bleachers/press box as they were installed at the previous school:

**Services/Products to be provided**

SCS hosts approximately 12-15 home soccer games annually. This field enhancement wouldn't increase the number of home game events.

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

The same number of students, parents, visiting fans, etc. that we regularly serve every year since the inception of our soccer program decades ago.

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

No change from current.

Description of proposed building and all new site improvements

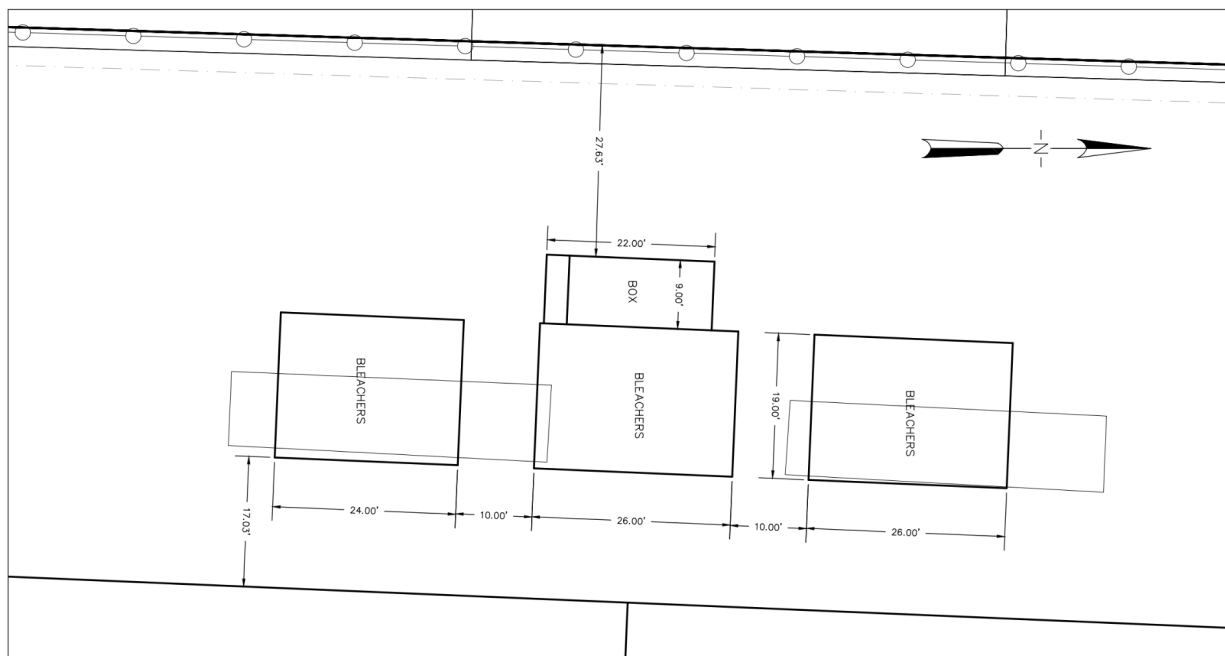
This field enhancement seeks to improve the fan experience through better, more accessible facilities. As shown in the photo, the aluminum bleachers and vinyl siding press box would beautify the site and improve the fan experience for home games.



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

As specified above, the orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers. Shown in the diagram below, the elongated rectangles are the existing bleacher concrete pads. You can see the proposed bleachers sit on the same line (no closer/no further away from the soccer field) and their size and scale as compared to what currently exists.

Because of the orientation/size of the new bleachers and the press box which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.



Explanation of any interior and/or exterior renovations

The current walk up to these bleachers is on an old limestone track that surrounds the field. This has been overgrown with weeds. We are also planning to till up the walk-up to the bleachers so that it is back to its original limestone walk-way. This is part of the beautification plan for the site.



Sufficient off-street parking

No change from current.

Proposed signage

No change from current.

Project timeline and estimated value of project

Timeline would be ASAP- we would like to have this installed for the fall soccer season. We are the defending state champions and we would like to reward the student athlete success with a better home game atmosphere.

Value- bleachers and press box, concrete, etc. is valued at approximately \$150,000

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

SCS shares a property line with a series of residential properties to our west. The school predates any home construction to our west and families that purchased these homes know that they border a school. Families in homes in this particular area know that their homes border a soccer field. We would suggest that the replacement of bleachers with newer, better looking bleachers, and the installation of a press box can be considered reasonable for a varsity athletics facility. For instance, both North and South High Schools have similar (though much larger) west-side-of-field setups comparable to what we are proposing.

The proposed use doesn't change what is already being done at home game events, it merely enhances the home game 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.)

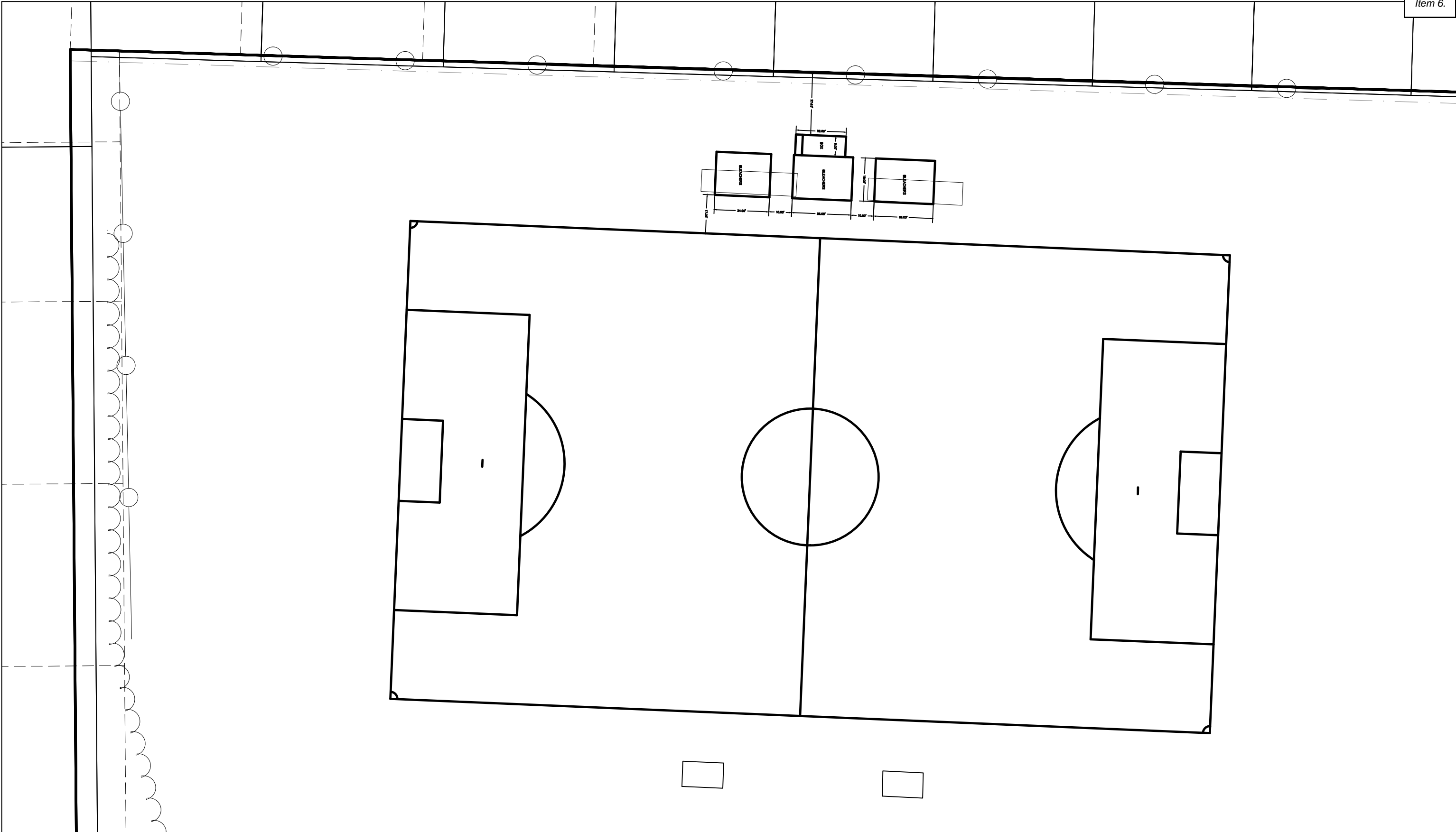
No different parking, noise, smells, or hours of operation than what we currently do. The press box will have speakers, but we will ensure that the sound doesn't negatively impact the area behind the press box area.

Other information that would be considered pertinent by the Plan Commission

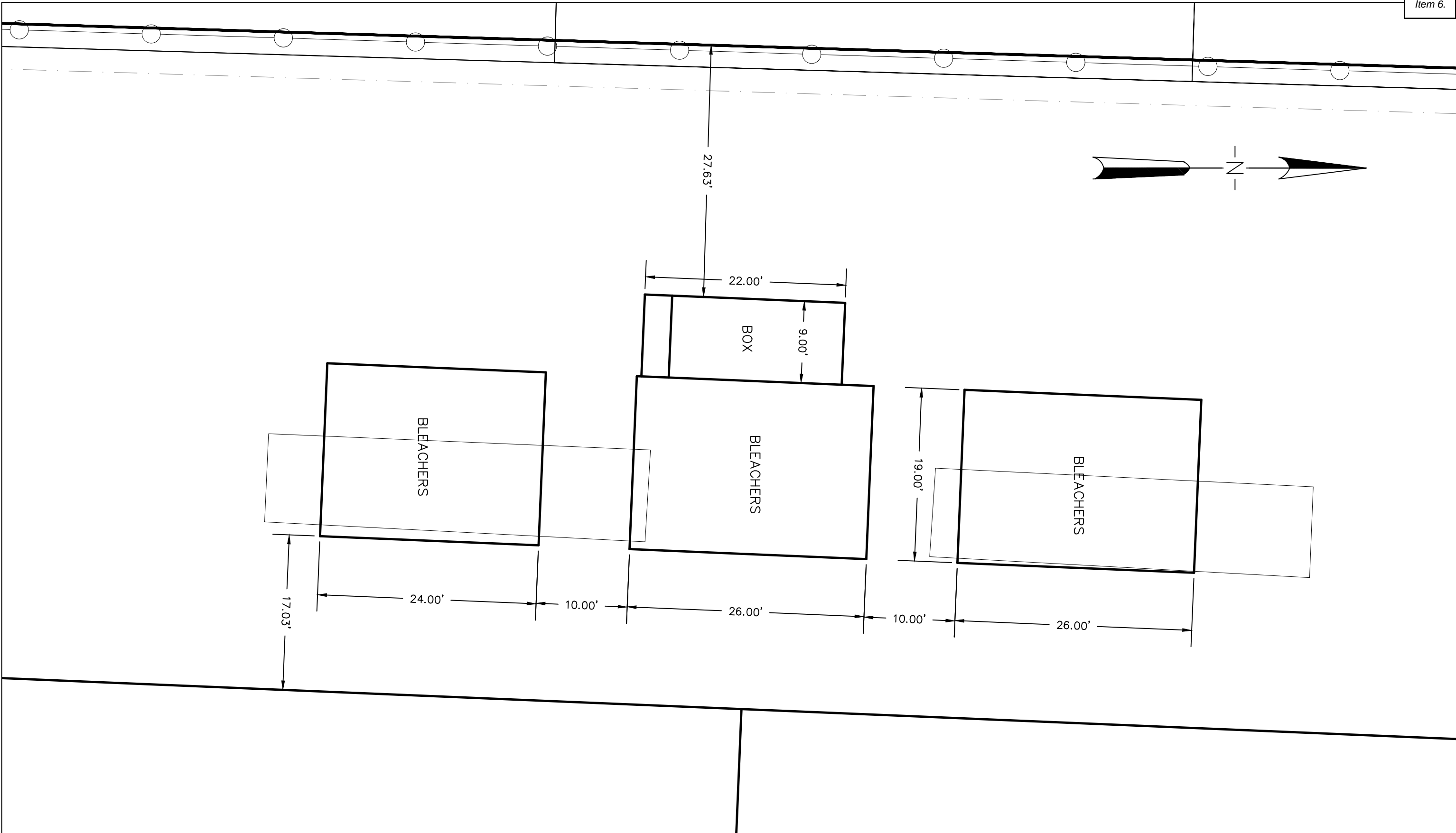
A likely question involves use of field lights. We have no current plans for installation/use of permanent field lights.



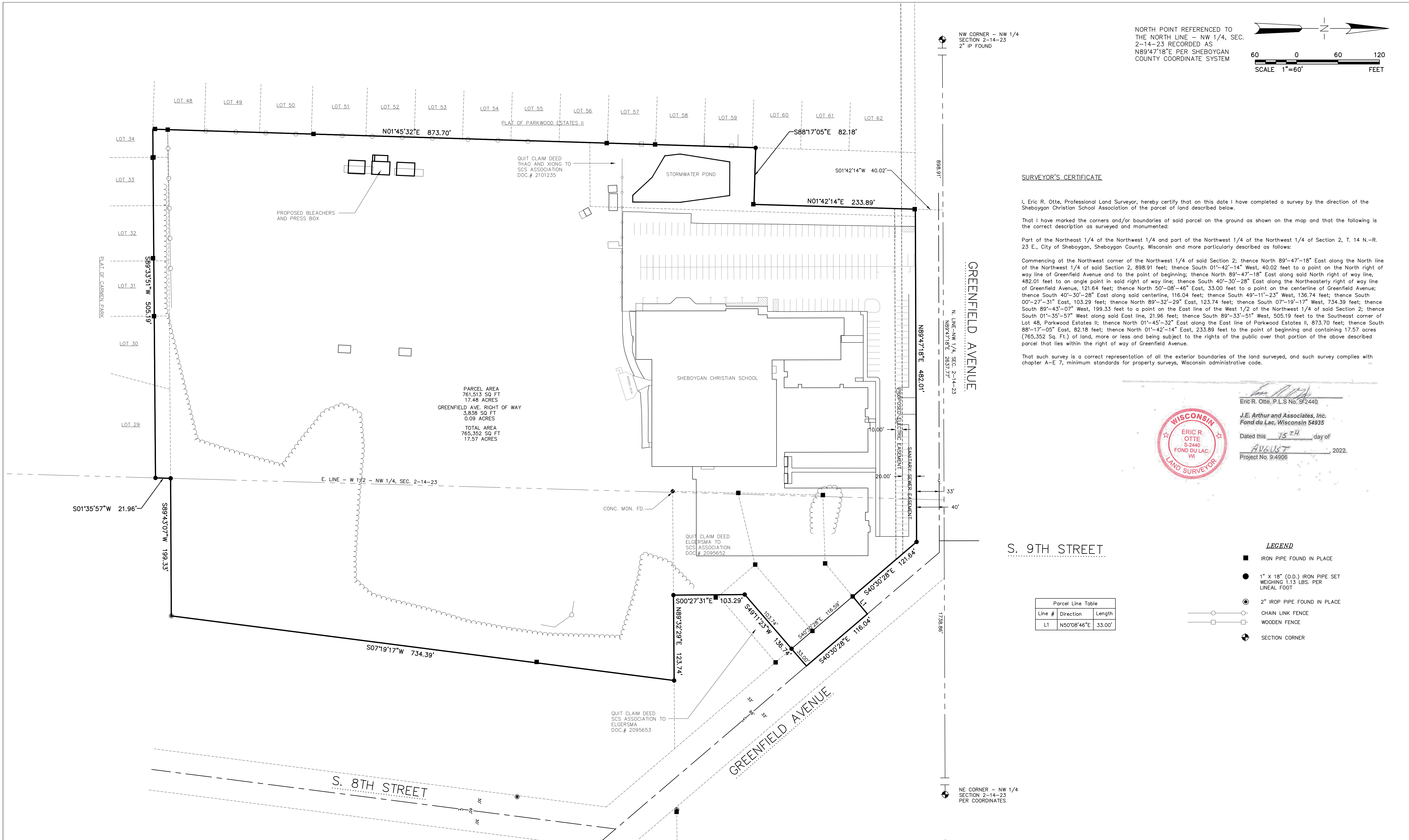




DRAWN BY <u>INL</u>		SCALES		PROJECT NO. <u>XXX.XXX</u>		REVISIONS		BENCH MARK		DATUM		DRAINAGE/GRADING PLAN PROJECT NAME LOCATION TOWN OF, FOND DU LAC COUNTY, WISCONSIN		J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS FOND DU LAC, WISCONSIN 54835 PHONE (920) 922-5703	
CHECKED BY <u>ERO</u>		HORIZONTAL <u>1" = 40'</u>		DATE <u>XX/XX/XX</u>						NAVD '88 <input checked="" type="checkbox"/>					
APPROVED BY <u>ERO</u>		VERTICAL <u>N/A</u>								ASSUMED <input type="checkbox"/>					
										CITY <input type="checkbox"/>					
												PROJECT <input type="checkbox"/>			



DRAWN BY <u>INL</u>	SCALES HORIZONTAL <u>1" = 10'</u>	PROJECT NO. <u>XXX.XXX</u>	REVISIONS _____ _____ _____ _____	BENCH MARK	DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	DRAINAGE/GRADING PLAN PROJECT NAME LOCATION TOWN OF, FOND DU LAC COUNTY, WISCONSIN	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS FOND DU LAC, WISCONSIN 54835 PHONE (920) 922-5703
CHECKED BY <u>ERO</u>	VERTICAL <u>N/A</u>	DATE <u>XX/XX/XX</u>					
APPROVED BY <u>ERO</u>							



SURVEYOR'S CERTIFICATE


I, Eric R. Otte, Professional Land Surveyor, hereby certify that on this date I have completed a survey by the direction of the Sheboygan Christian School Association of the parcel of land described below.

That I have marked the corners and/or boundaries of said parcel on the ground as shown on the map and that the following is the correct description as surveyed and monumented:

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northwest 1/4 of Section 2, T. 14 N.-R. 23 E., City of Sheboygan, Sheboygan County, Wisconsin and more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 2; thence North 89°-47'-18" East along the North line of the Northwest 1/4 of said Section 2, 898.91 feet; thence South 01°-42'-14" West, 40.02 feet to a point on the North right of way line of Greenfield Avenue and to the point of beginning; thence North 89°-47'-18" East along said North right of way line, 482.01 feet to an angle point in said right of way line; thence South 40°-30'-28" East along the Northeasterly right of way line of Greenfield Avenue, 121.64 feet; thence North 50°-08'-46" East, 33.00 feet to a point on the centerline of Greenfield Avenue; thence South 40°-30'-28" East along said centerline, 116.04 feet; thence South 49°-11'-23" West, 136.74 feet; thence South 00°-27'-31" East, 103.29 feet; thence North 89°-32'-29" East, 123.74 feet; thence South 07°-19'-17" West, 734.39 feet; thence South 89°-43'-07" West, 199.33 feet to a point on the East line of the West 1/2 of the Northwest 1/4 of said Section 2; thence South 01°-35'-57" West along said East line, 21.96 feet; thence South 89°-33'-51" West, 505.19 feet to the Southeast corner of Lot 48, Parkwood Estates II; thence North 01°-45'-32" East along the East line of Parkwood Estates II, 873.70 feet; thence South 88°-17'-05" East, 82.18 feet; thence North 01°-42'-14" East, 233.89 feet to the point of beginning and containing 17.57 acres (765,352 Sq. Ft.) of land, more or less and being subject to the rights of the public over that portion of the above described parcel that lies within the right of way of Greenfield Avenue.

That such survey is a correct representation of all the exterior boundaries of the land surveyed, and such survey complies with chapter A-E 7, minimum standards for property surveys, Wisconsin administrative code.



Eric R. Otte, P.L.S. No. S-2440

J.E. Arthur and Associates, Inc.
Fond du Lac, Wisconsin 54935

Dated this 15TH day of AUGUST, 2022.

Project No. 9.4906

S. 9TH STREET

Parcel Line Table		
Line #	Direction	Length
L1	N50°08'46"E	33.00'

- LEGEND**
- IRON PIPE FOUND IN PLACE
 - 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1-13 LBS. PER LINEAL FOOT
 - 2" IRON PIPE FOUND IN PLACE
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - SECTION CORNER

DRAWN BY <u>MLA</u>	SCALES HORIZONTAL <u>1"=60'</u> VERTICAL <u>NA</u>	PROJECT NO. <u>9.4906</u> DATE <u>8/15/2022</u>	REVISIONS <table><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>				BENCH MARK	Tag Bolt Hydrant at Greenfield and S. 9th Street Elev. = 611.48	DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	BOUNDARY SURVEY SHEBOYGAN CHRISTIAN SCHOOL PART OF THE NE 1/4 - NW 1/4, AND PART OF THE NW 1/4 - NW 1/4, SECTION 2, T. 14 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN	<div>J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703</div>
CHECKED BY <u>ERO</u>								SHEET 1 OF 1 SHEETS FILE NO. 4906			
APPROVED BY <u>ERO</u>											



















Good Morning-

My name is Travis Gahagan, my parents house is 3735 South 10th Street here in Sheboygan. They built this house and have lived in the house the past 29 years. We are the West side neighbors to Sheboygan Christian School's soccer field. The proposed permit request for "used" bleachers and "used" Press Box will sit directly squared up with my parents backyard, please see attached current view of my parents yard and the "used" Press Box proposed to go in that view. I would like this email to be a part of the meeting notes and strike against the request.

I was born and raised in Sheboygan and still live today with my own family in Sheboygan on the South side. When my parents received a letter dated 9/6 and a school Rep from Christian High stopped over 9/12 we were a bit taken off guard here. The meeting is today 9/13/22 at 4:00. How is that enough time to get any information or do some research on this issue and have our voice heard? The school never informed the West side neighbors of this request until a couple days before the meeting. That does not seem right but lets move past that.

I would like to outline a couple points:

1. Compatibility of the proposed use and design with adjacent and other properties in the area. While the school and soccer field may predate the adjacent residential properties, the request for an encroachment of the side yard setback does not! This request Christian has for the Press Box place will eliminate over half of the side yard setback requirements of a non-residential building to residential side lot line. I do also believe there are height requirements as well in the residential code for non-residential buildings. The Rep from Christian told my parents on 9/12 they will be building 25 feet from the fence line, which is not correct as it should be a min. of 50 feet. Looking at the Press Box the height will be 20 to 25 feet off the ground, please confirm what is the height restriction for non-residential buildings? I did go out and measure everything last night and I am sure the school and city did as well, correct? My measurements with the 50 foot setback requirement in place on the WEST side (should stay-because its a residential code) only give the School 24 feet to put the "used" bleachers & "used" Press Box. Looking over the plans they need 28 feet to 30 feet to place these items in. I am sure the WIAA (or whatever league Christian plays in) has another requirement for structures so close to a soccer sideline so the kids don't get hurt or injured running into something. So based on math and measurements Christian School does not have enough room to place the "used" bleachers & "used" Press Box with the current location of the field. When I went to the EAST side of the field there was plenty of room. There are no DNR restrictions based on Sheboygan County GIS mapping application. I measured 50 feet on the EAST side of the field from the soccer sideline to the cut grass and that is before the hill comes into play on that side. There is plenty of room on the EAST side for these structures to be placed.

2. Application states "We seek to install these items on the WEST side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the West, fans need to be oriented on the WEST side of the soccer field so that they can see the action, not stare into a setting sun." Lets break this down. Best practice for whom and no consideration for the WEST side neighborhood. While it is understandable that the fan experience would be better not having to face the sun while watching the games, it would not be unprecedented to have everything on the EAST side of the field. The EAST side would allow for the installation without the need to encroach on the 50 ft side yard setback. I have 3 kids that play Club Soccer here in Sheboygan and we go to a lot of North & South Soccer games at Horce Mann. Yes this is a brand new turf field that was put in place and

is beautiful to play on. I am sure there is some Code here too right? The bleachers at the Public High School Soccer Field (North & South) are located on the EAST side at Horce Mann Field. So yes we play games in the setting sun as well and deal with the sun set in parents eyes similar to what Christian High is claiming best practice to place the Bleachers on the WEST side. We wear hats, sunglasses and deal with this every time club soccer plays, North High School plays and South High School plays. So my argument here is this is not a best practice for everyone involved as Christain High is stating they are only going to have 12 to 15 home games a year. Let me restate this 12 to 15 home games a year out of 365 days in a year that my parents will have a huge eye sore and depreciation of property value my parents and the WEST side neighbors will live with every day.

3.Application states "The current walk up to these bleachers is on an old limestone track that surrounds the field. This has been overgrown with weeds. We are also planning to till up the walk-up to the bleachers so that it is back to its original limestone walk-way. This is part of the beautification plan for the site." Lets talk about this statement. Being a good neighbor to Christain High for 29 years the field has been an eye sore with the statements made above. We are concerned with this fact the applicant has failed to maintain the field either by choice funding decisions. What will happen to the bleachers and press box overtime? The applicant states these are new in fact they are "used" bleachers and "used" press box that the school received from an IL sister school. So lets be clear here they are not new items, they are "old" items. What assurance to maintenance of the field and accessory structures would be in place as a condition of any approval. It's my understanding Lutheran High and Christain High share fields at some points so that 12 to 15 games gets stretched out to 15 to 20 games. What is the upkeep cost and will it be done as it has not in the past 29 years until the past couple. If site "beautification" is actually part of the plan, a more in depth landscape architect plan should be submitted with consideration to the residential neighborhood to the west. Simply planting a handful of baby trees does not constitute screening for the residential properties.

4. Based on the current state of the field and walkways to the field, was any consideration given to changing the orientation of the field? What phase are we in here with the development of the Christian High fields behind the school. We need to see more of a detailed laid out plan giving more direction and future growth here not just approve a permit to put something down with NO design thought but just because they received something as a gift more planning needs to be in place and the WEST side neighbors more involved in this process. With adjustments of the field and placements of the "used" bleachers and "used press box, maybe having the bleachers and press box on the North or South side make more sense with an adjustment of the field location. Are there more plans for bathrooms, concession stands and I heard a tennis court is coming in the future is that listed here. What phase are we in with this expansion plan for Christian High? A more 5 or 10 year plan needs to be submitted to the City.

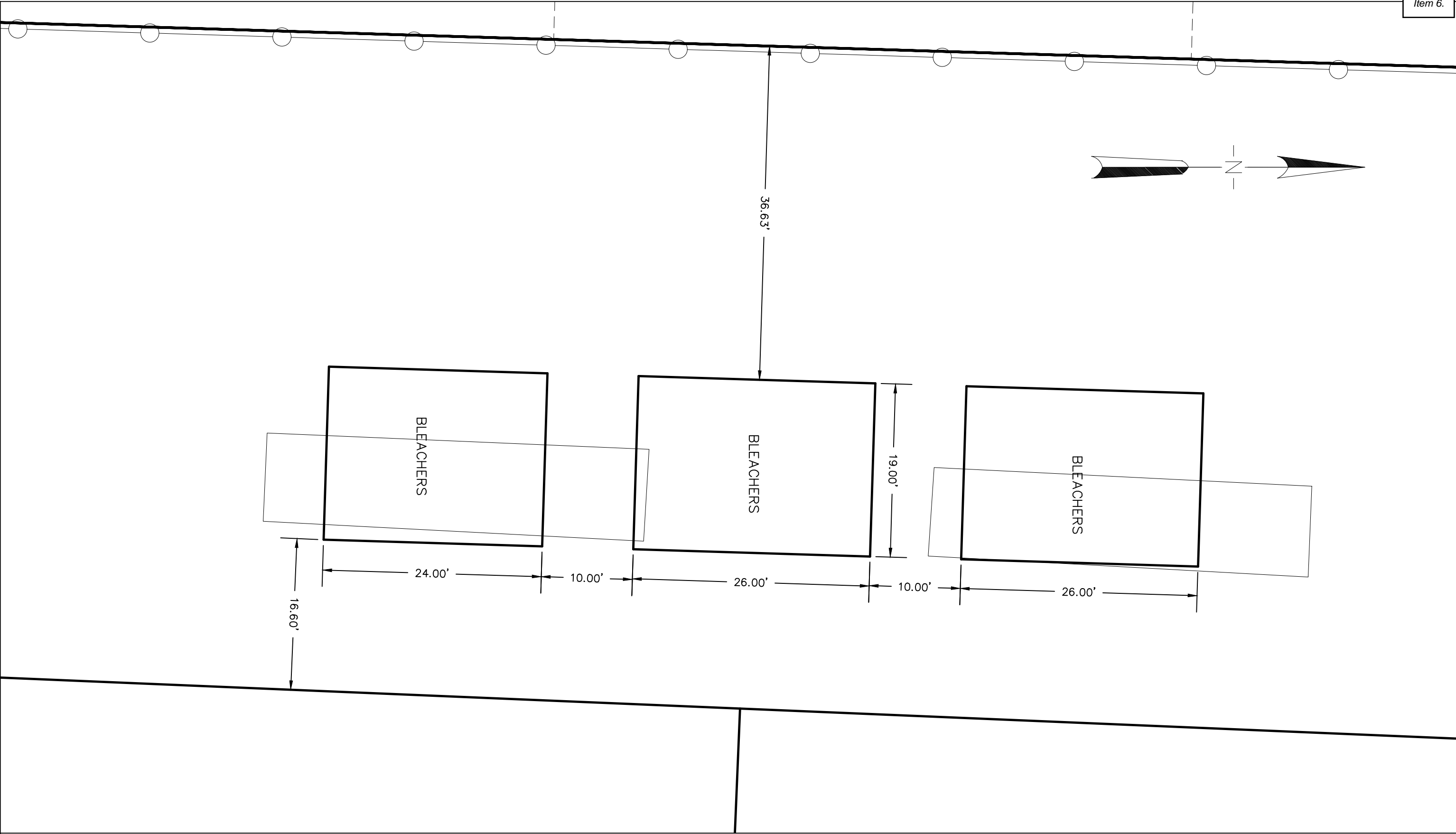
The overall plan here is to enhance the fan experience, then a phased development plan for the soccer field should be considered that includes the experiences of the neighborhood. When North and South High upgraded their facilities, it was done in a manner that enhanced the whole neighborhood rather than a single user. Christian High could do this through a more thoughtful and deliberate plan with the field orientation. For my parents this is a direct affect on them to their home they lived in for 29 years. For them their home is one of the largest assets they have currently. Putting a "used" bleachers and "used" press box right in their view will decrease the property value and odds of them ever trying to sell the house in the future. Residential Codes are put in for reasons and should be followed at all cost. This protects the residents of the WEST side against non-residents like Christian High trying to over step the law that is in place. Plenty of room on the EAST side, better location for everyone 365 days a

year and being a better Christian neighbor to the WEST side residents. Please take this message as a strike against the permit of giving up the Residential Code of 50 feet. Both North & South High School Soccer is played at Horce Mann with the issue of the sun set in parents' eyes in the evenings everytime a game is played. My parents and I have watched many Christian soccer games from their deck in the backyard. We are not against the soccer games but the permit request and location for the "used" bleachers and "used" press box.

I will be attending this meeting today at 4:00 but look for a call back before to talk this over with Steve & Joe. Questions please let me know but I hope my points are clear and the Code is the law of the land here to protect residents against things like this. How would any of you feel if this happens to your property? Again thanks for your time.

Travis Gahagan
cell: 414-530-1999





DRAWN BY MLS
CHECKED BY ERO
APPROVED BY ERO

SCALES
HORIZONTAL 1" = 10'
VERTICAL N/A

PROJECT NO. 9.4906
DATE 8/15/2022

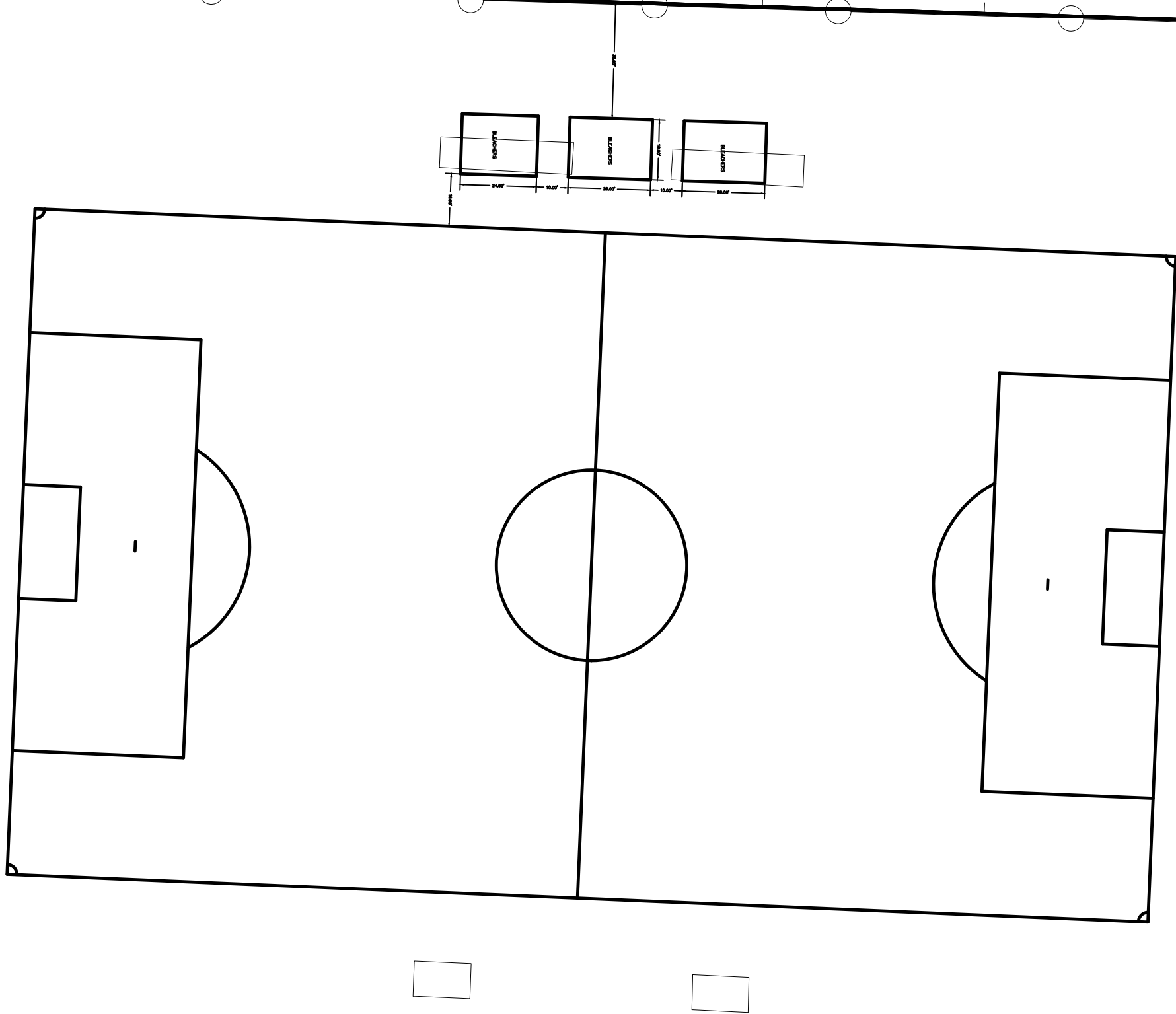
REVISIONS
9/27/2022

BENCH
MARK

DATUM
NAVD '88 ☒
ASSUMED ☐
CITY ☐
PROJECT ☐

SITE PLAN
~~BLEACHERS/PRESS BOX~~
SHEBOYGAN CHRISTIAN SCHOOL
CITY OF SHEBOYGAN, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
FOND DU LAC, WISCONSIN 54835
PHONE (920) 922-5703



DRAWN BY <u>MLA</u>	SCALES HORIZONTAL <u>1" = 40'</u>	PROJECT NO. <u>9.4906</u>	REVISIONS <u>9/27/2022</u>	BENCH MARK	DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	SITE PLAN BLEACHERS/PRESS BOX SHEBOYGAN CHRISTIAN SCHOOL CITY OF SHEBOYGAN, WISCONSIN	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS FOND DU LAC, WISCONSIN 54935 PHONE (920) 922-5703
CHECKED BY <u>ERO</u>	VERTICAL <u>N/A</u>	DATE <u>8/15/2022</u>					
APPROVED BY <u>ERO</u>							

SHEET 1 OF 2 SHEETS

FILE NO. 4906-BLE

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