



CITY PLAN COMMISSION AGENDA

February 25, 2025 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

4. Approval of the Plan Commission minutes from February 11, 2025.

PUBLIC HEARINGS

5. Public hearing regarding application for conditional use with exceptions by Old World Creamery to construct a building addition located at 1606 Erie Avenue.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for conditional use with exceptions by Old World Creamery to construct a building addition located at 1606 Erie Avenue.
7. Application for Site Plan Review by Elite Builds to construct a cold storage building located at 3502 Behrens Parkway

NEXT MEETING

8. March 11, 2025

ADJOURN

9. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES

Tuesday, February 11, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

EXCUSED: Kimberly Meller

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Building Inspection Specialist 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 of interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from January 28, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON January 28, 2025.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Public hearing regarding application for conditional use with exceptions by Basudev Adhikari to construct a new multi-tenant convenience store and service station located at parcel #59281431172. UC Zone.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARINGS.

Motion made by Alderperson John Belanger, seconded by Marilyn Montemayor

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

6. Public hearing regarding General Development Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

Stephanie Swigert inquired about parking, name of the complex, construction timeline, and planned road projects

MOTION TO CLOSE THE PUBLIC HEARINGS.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for conditional use with exceptions by Basudev Adhikari to construct a new multi-tenant convenience store and service station located at parcel #59281431172. UC Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson John Belanger, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

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. (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 permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. 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.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. All new lighting shall be installed per Section 105-932 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.
8. 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.
9. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
10. No sign shall be located on the roof or the top horizontal plane of the canopy.
11. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
12. 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).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

14. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
15. 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.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
18. 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.).
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
22. 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).
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design and canopy.
24. 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 application reflecting those amendments.

Exceptions granted:

- From the locational and bufferyard landscaping requirement
- For the paved surface setback requirements

Motion carried.

8. Gen. Ord. No. 37-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

9. R. O. No. 106-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930

from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification.
REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

10. General Development Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson John Belanger, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the buildings to be occupied.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. 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.).
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
14. 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).
15. 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.

16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located by light poles should be maintained to keep areas well lite.
19. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
20. All plantings will need to be maintained per Section 105-894(b) Maintenance.

Exceptions granted:

- To have 33 dwelling units per acre
- To have a 11.37 ft setback on Luedke Ct and 14.62 ft setback on N 15th St.
- To have a 8.43 ft setback on the north side.
- To have a dwelling unit height of 51 ft
- Landscaping: Required number of points for this development is 1,173. Developer is requesting 584 points. The locational landscape requirements will not be met. Landscape plan is still required.

Motion carried.

11. Specific Implementation Plan by Jake Buswell to construct the new Jakum Hall Apartments located at parcels 59281718350 and 59281712930. UR-12 with PUD Overlay Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster enclosure shall be completed prior to issuance of an occupancy permit for the buildings to be occupied.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
9. 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.).
10. 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.).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.

12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
14. 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).
15. 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.
16. Owner/Developer is responsible for installation of the entire approved landscape plan. If the owner/developer elects to amend the landscape plan in any fashion, the owner/developer shall resubmit an amended plan to Department of City Planning & Development for approval.
17. Plantings located around all ingress/egress of the site shall be maintained to not interfere with vehicular/pedestrian traffic.
18. Plantings located by light poles should be maintained to keep areas well lite.
19. The Department of Planning & Development must inspect the landscaping. Failure to comply with any of the above conditions may require the removal and replanting of plants.
20. All plantings will need to be maintained per Section 105-894(b) Maintenance.

Exceptions granted:

- To have 33 dwelling units per acre
- To have a 11.37 ft setback on Luedke Ct and 14.62 ft setback on N 15th St.
- To have a 8.43 ft setback on the north side.
- To have a dwelling unit height of 51 ft
- Landscaping: Required number of points for this development is 1,173. Developer is requesting 584 points. The locational landscape requirements will not be met. Landscape plan is still required.

Motion carried.

NEXT MEETING

12. February 25, 2025

The next meeting is scheduled to be held on February 25, 2025.

ADJOURN

13. Motion to Adjourn

MOTION TO ADJOURN AT 4:23 PM

Motion made by Alderperson John Belanger, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Marilyn Montemayor, Kevin Jump, Jerry Jones, Alderperson John Belanger and Braden Schmidt

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for conditional use with exceptions by Old World Creamery to construct a building addition located at 1606 Erie Avenue. UI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: February 20, 2025

MEETING DATE: February 25, 2025

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:

Steve Knaus is proposing to construct a building addition located at 1606 Erie Ave. The applicant states the following:

- The use of the new 15,000 sf. Building addition is for dry storage to house our packaging materials.
- The building exterior materials would match our recent building expansion to consist of tip up concrete panels.
- The building height would be approximately 2-3 feet higher than the existing building to accommodate the change in floor height.
- No additional employees would be added for this expansion.
- There is a total employee count of 18 during the day shift and 12 for the night shift.
- We have a total of 8 parking stalls on the corner of 16th Street and St Clair Ave and 10 parking stalls on the west side of N 17th in our truck shop lot. This gives us a total of 18 parking stalls with the use also of on street parking if needed.
- Exterior lighting plan would consist of new wall packs to match the existing ones on the 2022 building addition and will be provided by the electrical subcontractor.
- No signage is anticipated for this project.
- The new building addition will be constructed of prefinished tip up concrete wall panels that will match the existing 2022 addition.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- To match the existing St Clair Avenue building setback – the minimum building setback to a front/street yards is 25 feet. The applicant is requesting a setback of 21.9’. A portion of the existing building currently resides within the 25-foot setback requirement. This exception will allow the alignment of the north edge of the building addition to align with the north wall of the existing building.
- An exception from the N 17th Street setback - the minimum building setback to a front/street yards is 25 feet. The applicant is requesting a setback of 10’.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

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, water, sewer, health, food, State of Wisconsin, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
6. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. All 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.
9. Applicant shall obtain the necessary sign permits prior to installation.
10. All areas used for parking/maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
13. 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.).
14. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
15. 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.


- 16. 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.).
- 17. All Semi-trucks shall use designated truck routes in the City of Sheboygan.
- 18. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
- 19. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	CITY OF SHEBOYGAN	Fee: \$250.00 _____
	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) <i>Old World Creamery</i>		Authorized Representative <i>Steve Kraus</i>	
Mailing Address <i>16016 Erie Ave.</i>		Title <i>Owner</i>	
City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>	
Email Address <i>steve@owcreamery.com</i>		Phone Number (incl. area code) <i>608 575 8008</i>	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) <i>Steve Kraus</i>		Contact Person <i>Steve Kraus</i>	
Mailing Address <i>same as above</i>		Title <i>Owner</i>	
City	State	ZIP Code	
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description <i>16016 Erie Ave Sheboygan</i>			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		<i>Old World Creamery</i>	
Existing Zoning:			
Present Use of Parcel:		<i>Parking lot</i>	
Proposed Use of Parcel:		<i>Dry Storage Building</i>	
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) <i>Steve Kraus</i>		Title <i>Owner</i>	Phone Number <i>608 575 8008</i>
Signature of Applicant 		Date Signed <i>1-29-25</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.

Old World Creamery

Building Addition

The use of the new 15,000 sf. building addition is for dry storage to house our packaging materials. The building exterior materials would match our recent building expansion to consist of tip up concrete panels. The building height would be approximately 2-3 feet higher than the existing building to accommodate the change in floor height. No additional employees would be added for this expansion.

Parking and Employee Count

There is a total employee count of 18 during the day shift and 12 for the night shift. We have a total of 8 parking stalls on the corner of 16th Street and St Clair Ave and 10 parking stalls on the west side of N 17th in our truck shop lot. This gives us a total of 18 parking stalls with the use also of on street parking if needed.

Zoning Setback Variance Request and Description

The zoning code requires building setbacks of 25'-0" from N 17th and St Clair Ave. The building addition along St Clair Ave would be in line with the existing building that was granted a variance back in 2022 with a setback of 21.93' and with this addition the NW corner would be 21.91'. The building wall facing N 17th would encroach to 10.00' from the property line

Utility Work

Consist of relocating the existing catch basin along with electrical and storm sewer service. All other utilities would come from the existing building.

Lighting Plan

Exterior lighting plan would consist of new wall packs to match the existing ones on the 2022 building addition and will be provided by the electrical subcontractor.

Landscaping

The landscaping designer will prepare the landscaping plan per code requirements and submit for approval.

Signage

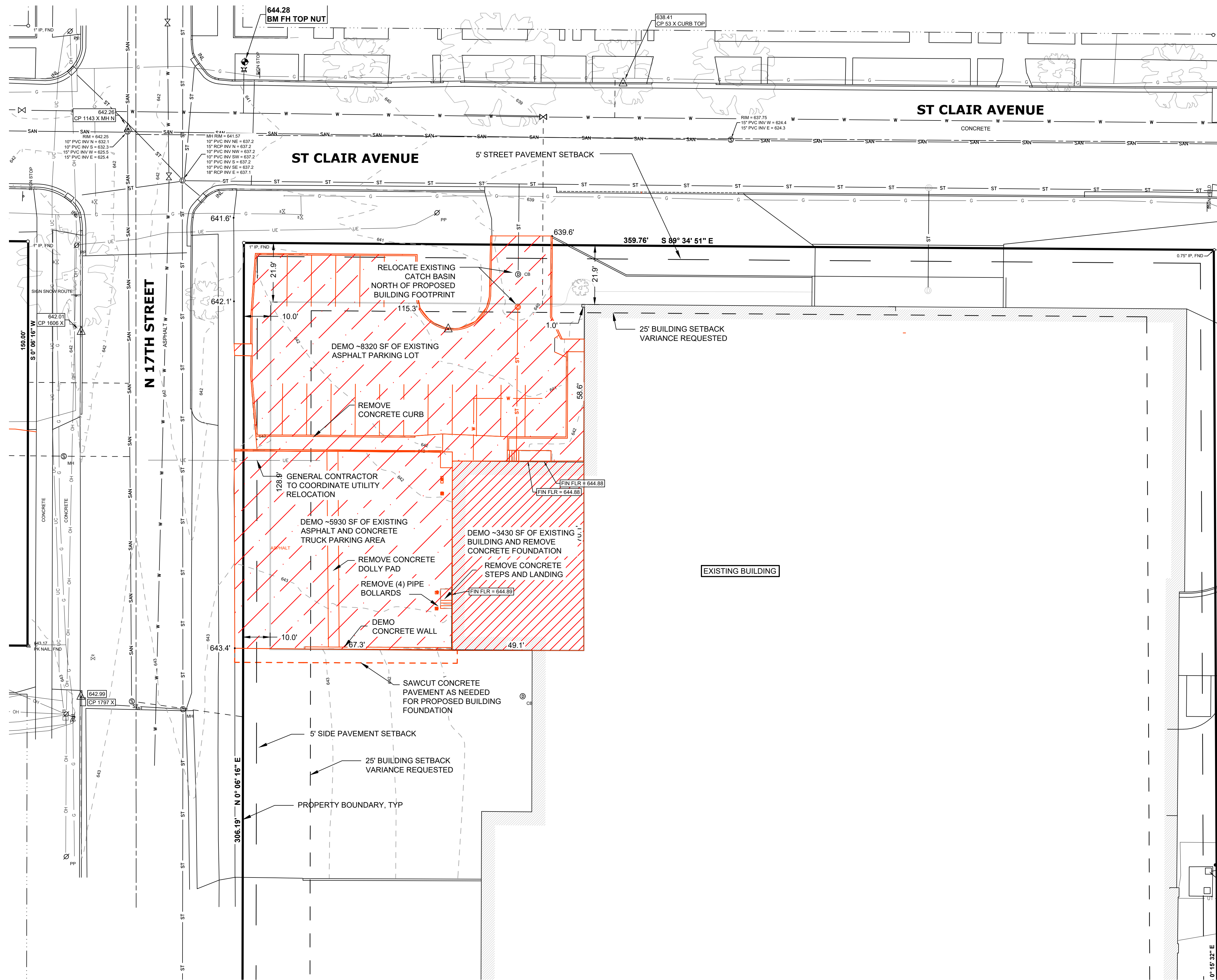
No signage anticipated for this project.

Architectural Features

New building addition will be constructed of prefinished tip up concrete wall panels that will match the existing 2022 building addition.

Stormwater Management

Building addition will not increase the impervious surface area therefore storm water management is not required for this site. Roof water will be collected by internal downspouts and collected into the storm sewer.



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

THIS DRAWING HAS BEEN PROVIDED FOR DESIGN, ESTIMATING, AND/OR CONSTRUCTION PURPOSES ONLY. THIS DRAWING AND INFORMATION REMAINS THE PROPERTY OF WAGNER EXCAVATING, INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF WAGNER EXCAVATING, INC. THE INTENT OF THE DESIGN IS FOR CONSTRUCTION AND/OR APPROVAL. IT IS THE OWNERS RESPONSIBILITY FOR MAINTENANCE AND SAFETY OF THE CONSTRUCTED ITEMS

No.	Revision	Date
5		
4		
3		
2		
1		



DESIGNED BY:
 CRAIG A. RUSCH

2025 Site Development
 Old World Creamery
 1606 Erie Avenue
 Sheboygan, Wisconsin

DATE
 1-29-2025

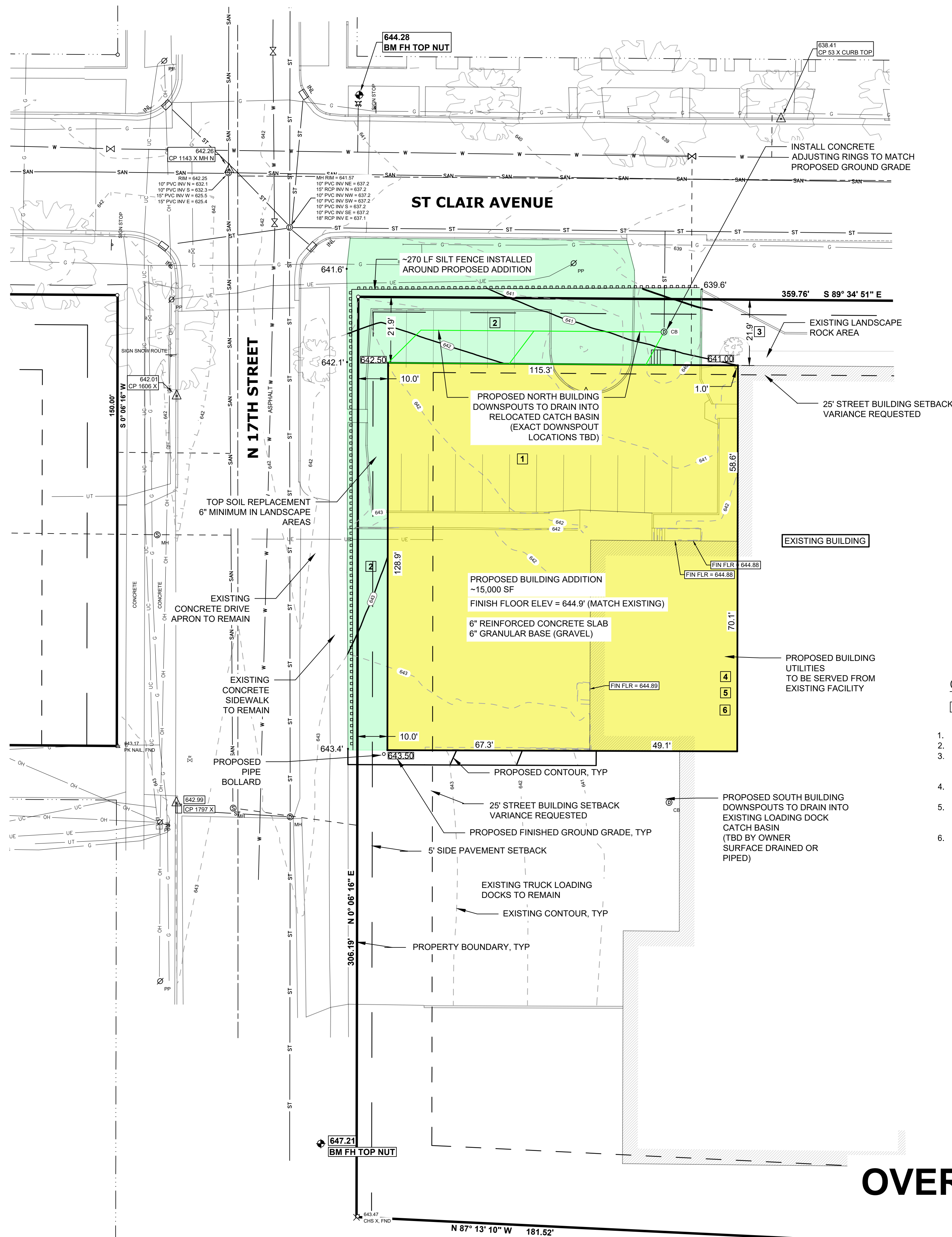
EXISTING AND DEMOLITION PLAN

UTILITY NOTES

1. THE GENERAL CONTRACTOR SHALL PROVIDE FOUNDATION PIPE SLEEVES, AS REQUIRED
2. UTILITIES SHALL BE INSTALLED PER LOCAL AND STATE STANDARDS. UTILITY CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. INSTALLATION OF SANITARY, WATER AND STORM SHALL BE PER THE "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" BOOK.
3. USABLE EXCESS TRENCH CUT MATERIAL SHALL BE SIDE CAST FOR THE GRADING CONTRACTOR TO USE FOR FILL. EXCESS MATERIAL NOT USABLE FOR FILL SHALL BE REMOVED FROM SITE BY THE UTILITY CONTRACTOR
4. UTILITY TRENCHES UNDER SIDEWALKS, CURB AND GUTTER, ASPHALT, AND CONCRETE PAVEMENT ARE TO BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED PER SPECIFICATIONS. BACKFILL IN ROAD RIGHT-OF-WAY SHALL BE PERFORMED PER THE CITY SPECIFICATIONS
5. ALL CONSTRUCTION WITHIN ROAD RIGHT-OF-WAY SHALL BE PER THE CITY STANDARDS
6. ALL UTILITY CONSTRUCTION, MATERIALS, BEDDING, COVER, BACKFILL, COMPACTION, CLEARANCES, AND COVER SHALL BE PERFORMED PER THE APPLICABLE STATE, COUNTY, AND LOCAL CODES
7. THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE OWNER, THE REMOVAL AND THE LOCATION AND INSTALLATION OF ALL PROPOSED AND EXISTING PRIVATE AND PUBLIC UNDERGROUND UTILITIES (GAS, TELEPHONE, ELECTRIC, CABLE, ETC)
8. MAINTAIN A MINIMUM 18 INCH VERTICAL CLEARANCE AT ALL SEWER AND WATER CROSSINGS. WHEN THE CROSSING CLEARANCE IS LESS THAN 18 INCHES, THEN THE SANITARY MAIN OR LATERAL SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' ON EITHER SIDE OF THE CROSSING. THE PIPE JOINTS SHALL BE EQUAL DISTANCE OF EACH SIDE OF THE WATER MAIN OR SERVICE
9. THE SIZE AND LOCATION OF THE EXISTING BUILDING'S STORM AND SANITARY LATERAL AND WATER SERVICE IS UNKNOWN. THE UTILITY/PLUMBING CONTRACTOR SHALL EXCAVATE TO VERIFY THE LOCATIONS AND ELEVATIONS OF THESE UTILITIES, AS NEEDED FOR FUTURE USE. ABANDON AND CAP UTILITIES DURING DEMOLITION, AS NECESSARY

IMPLEMENTATION OF EROSION CONTROL METHODS

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORM WATER MANAGEMENT AND EROSION CONTROL TECHNICAL STANDARDS.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.
3. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION BEFORE LEAVING THE SITE FOR THE WORKING DAY.
4. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE REPAIRED.
5. EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
6. FINAL STABILIZATION OF SOIL SHALL BEGIN WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND FINAL GRADE HAS BEEN ACHIEVED ON ANY PORTION OF THE SITE.
7. TEMPORARY STABILIZATION ACTIVITY SHALL BEGIN WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
8. SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONLY AFTER VEGETATION COVER IS ESTABLISHED OR GRAVEL/PAVED SURFACES ARE COMPLETED.
9. STONE MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL.
10. TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED ROADS.
11. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR FILTERING DEVICE PRIOR TO RELEASE INTO THE STORM SEWER OR STREAM.
12. STORM SEWER COLLECTION BASINS SHALL BE PROTECTED FROM RUNOFF BY ENCLOSING THE COLLECTION BASINS WITH STRAW BALES, FILTER FABRIC FENCING, OR FILTER FABRIC.
13. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE CONSTRUCTION SITE BY INSTALLING STRAW BALES OR FILTER FABRIC FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK SITE.
14. SEDIMENT CONTROL FOR PIPELINE CONSTRUCTION:
 - 14.1. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
 - 14.2. FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED BEFORE LEAVING THE CONSTRUCTION SITE FOR THAT WORKING DAY.



PROPERTY INFORMATION

PROPERTY ADDRESS: 1606 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53081
1535 ST CLAIR AVENUE (PARKING LOT)

PARCEL NUMBER: 59281205260 (OLD WORLD CREAMERY)

OWNER: OLD WORLD CREAMERY
1606 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53085
ATTN: STEVE KNAUS
EMAIL: STEVE@OWCREAMERY.COM
PHONE: (608) 575-8008

GENERAL CONTRACTOR: BAYLAND BUILDINGS
PO BOX 13571
GREEN BAY, WISCONSIN 54307
ATTN: TIM AMBROSIUS
EMAIL: TIMAMBROSIUS@BAYLANDBUILDINGS.COM
PHONE: (920) 371-0853

CIVIL ENGINEER: WAGNER EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WI 53081
ATTN: JACOB SNYDER
PHONE: (920) 458-9082
EMAIL: JSNYDER@DIGWAGNER.COM

PROPERTY: OLD WORLD CREAMERY - ALL OF BLOCK 84 WITH VACATED ALLEY AND SOME EXCEPTIONS
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

OLD WORLD CREAMERY PARCEL AREA = 112,912 SF (2.59 AC)

SUBJECT	CODE	DESIGN
BUILDING STREET SETBACK (N 17TH)	25'	10.0' (REQUEST VARIANCE)
BUILDING STREET SETBACK (ST. CLAIR)	25'	21.9' (REQUEST VARIANCE)

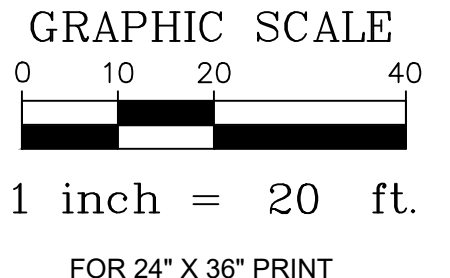
PRE-CONSTRUCTION (OLD WORLD CREAMERY)	IMPERVIOUS	103,956 SF	92 %
PERVIOUS	8,956 SF	8 %	

POST-CONSTRUCTION (OLD WORLD CREAMERY)	IMPERVIOUS	101,094 SF	90 %
PERVIOUS	11,818 SF	10 %	

0 SF ADDITIONAL IMPERVIOUS SURFACE, LESS THAN 1,000 SF, NO STORMWATER MANAGEMENT REQUIRED

CONSTRUCTION NOTES

- 1 NOTE NUMBER, EXAMPLE
1. BUILDING CONCRETE - 6" REINFORCED CONCRETE AND 6" BASE
 2. GRASS - SEED, MULCH, AND FERTILIZE. SEE LANDSCAPE PLAN FOR DETAILS
 3. BUILDING DIMENSIONS REPRESENT THE OUTSIDE DIMENSION OF THE FOUNDATION WALL. DISTANCES FROM THE FOUNDATION WALL ARE PERPENDICULAR TO THE PROPERTY LINE.
 4. INTERIOR PLUMBER TO PROVIDE WATER SERVICE FROM EXISTING BUILDINGS. PROVIDE ASBUILT DRAWINGS TO OWNER
 5. INTERIOR PLUMBER TO DETERMINE, MODIFY, AND CONNECT THE EXISTING AND PROPOSED STORM SEWER TO THE PROPOSED STORM SEWER LATERAL. PROVIDE ASBUILT DRAWINGS TO OWNER
 6. INTERIOR PLUMBER TO DETERMINE, MODIFY, AND CONNECT THE EXISTING AND PROPOSED SANITARY SEWER TO THE PROPOSED SANITARY WASTE WATER TREATMENT FACILITY. PROVIDE ASBUILT DRAWINGS TO OWNER



OVERALL SITE, GRADING, AND UTILITY PLAN

Proposed Building Addition
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin

DATE
1-29-2025

No.	Revision	Date
5		
4		
3		
2		
1		





BAYLAND BUILDINGS

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

DESIGN & BUILD GENERAL CONTRACTOR

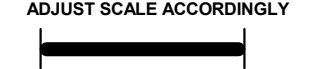
PROPOSED BUILDING FOR:

25-5985

SHEBOYGAN, WI

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY



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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: TIM AMBROSIUS
(920) 371-0853

DRAWN BY: CRP

DATE: 01/27/24

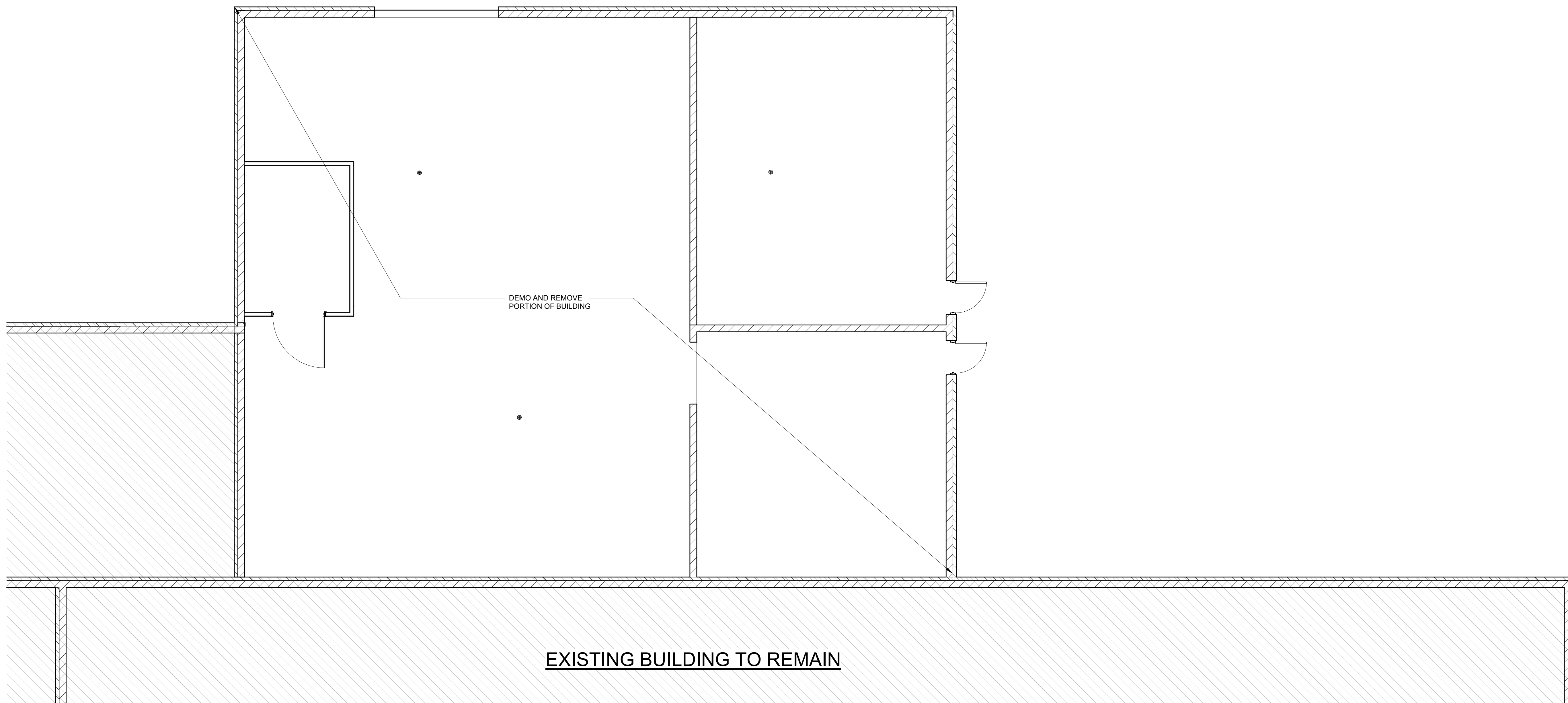
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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

FLOOR PLAN - EXISTING

A1.0



EXISTING BUILDING TO REMAIN

FLOOR PLAN - EXISTING FIRST FLOOR

1/A1.0 SCALE = 3/16" = 1'-0"

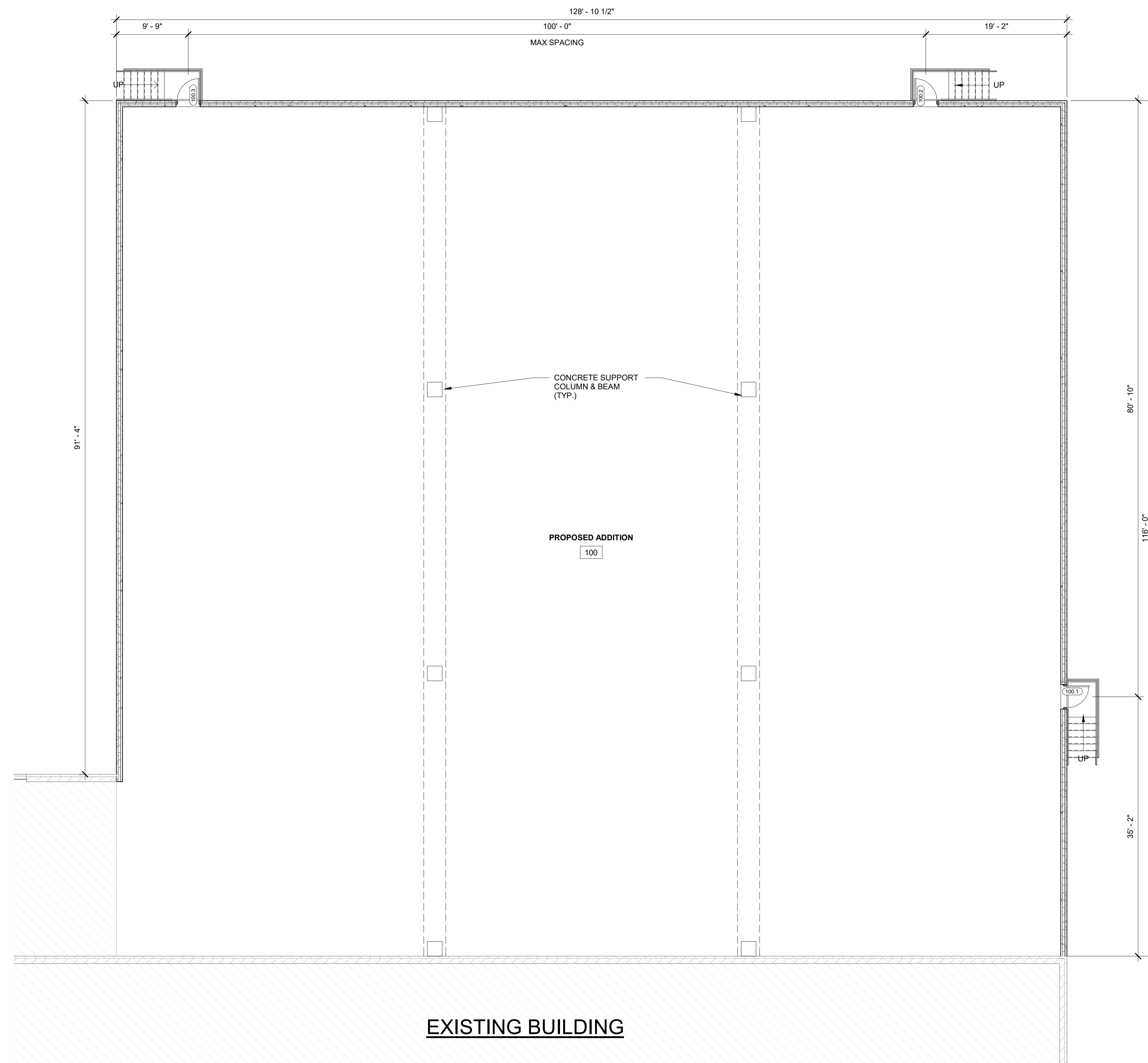




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PROPOSED BUILDING FOR:

25-5985

SHEBOYGAN, WI

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PROJECT EXECUTIVE: TIM AMBROSIUS (920) 371-0853

DRAWN BY: CRP

DATE: 01/27/24

REVISIONS:

ISSUED FOR: CHECKED DATE: BY:

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

FLOOR PLAN - PROPOSED

A1.2

FLOOR PLAN - PROPOSED FIRST FLOOR

1/A1.2 SCALE = 1/8" = 1'-0"

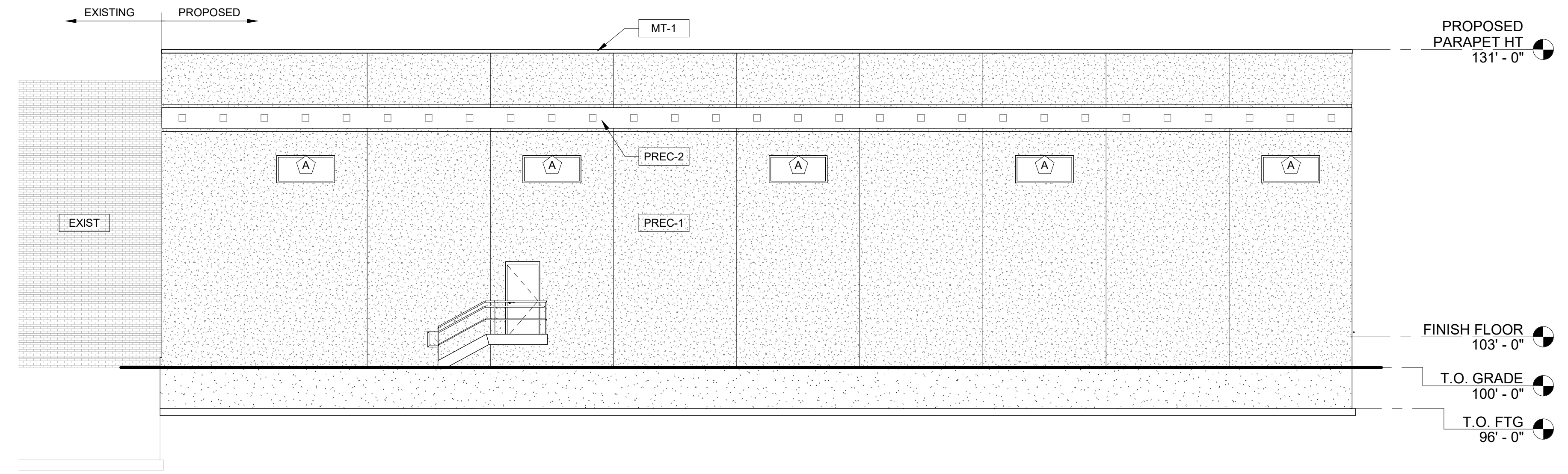




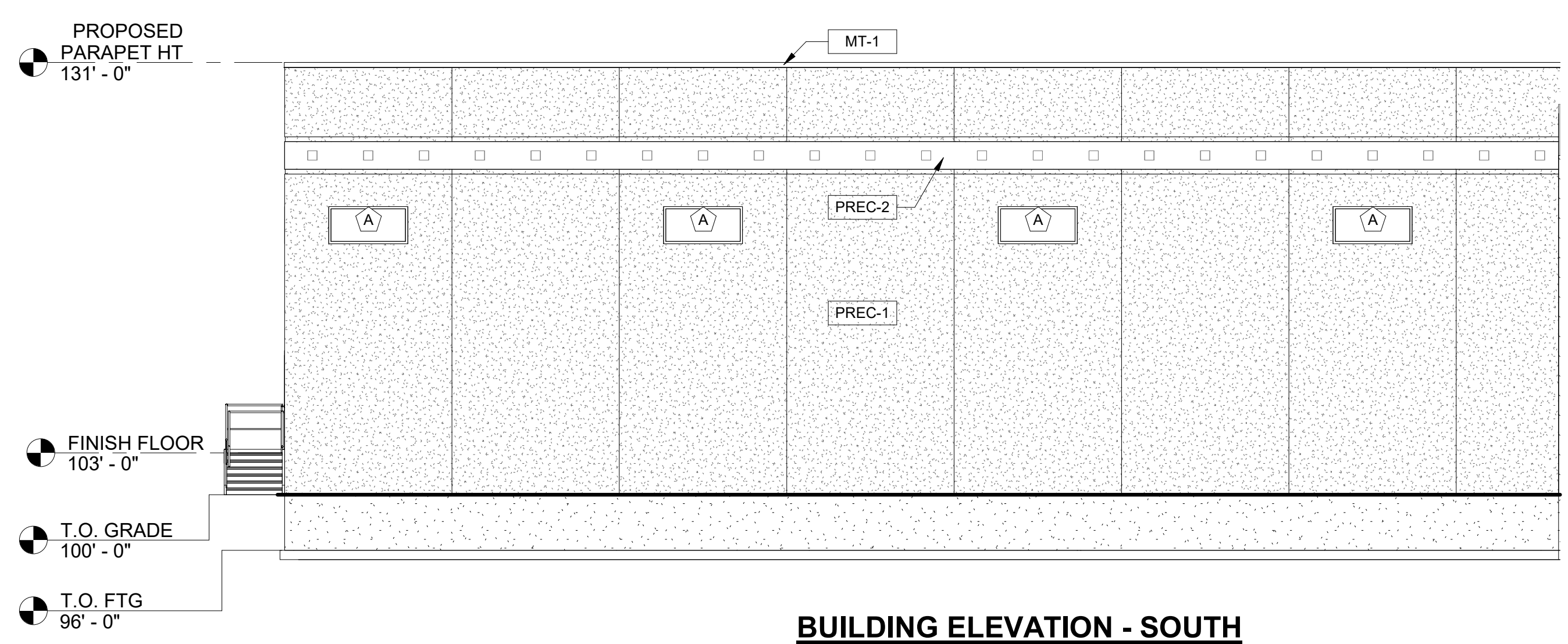
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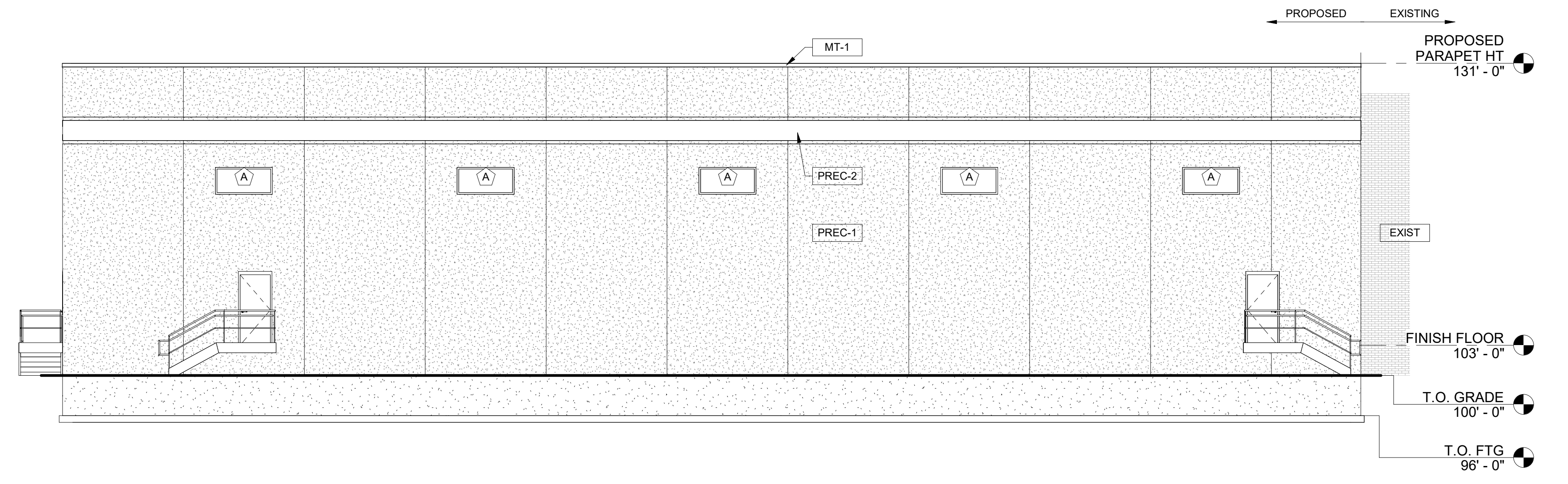
DESIGN & BUILD GENERAL CONTRACTOR



BUILDING ELEVATION - NORTH
1/A2.0 SCALE = 1/8" = 1'-0"



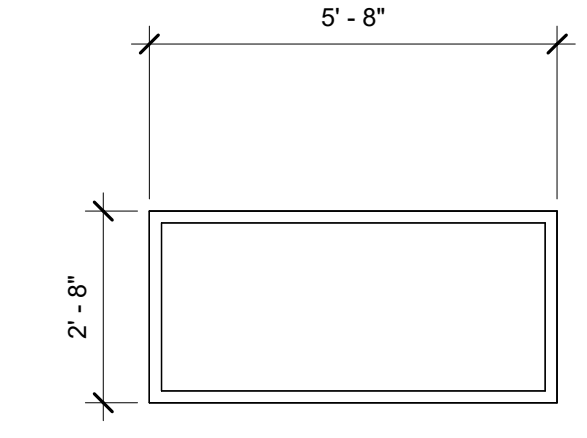
BUILDING ELEVATION - SOUTH
2/A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST
3/A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
EXIST	EXISTING FINISH CONDITIONS
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: DARK BRONZE COMMENTS: MATCH 2022 ADDITION
PREC-1	LOCATION: TILT-UP WALLS MATERIAL: PRECAST PANEL SUPPLIER: VERIFY COLOR: TAN BLEND COMMENTS: EXPOSED AGGREGATE; MATCH 2022 ADDITION
PREC-2	LOCATION: TILT-UP WALLS MATERIAL: PRECAST PANEL SUPPLIER: VERIFY COLOR: GREY COMMENTS: SANDBLASTED SMOOTH; MATCH 2022 ADDITION



PROPOSED BUILDING FOR:
25-5985
 SHEBOYGAN, WI

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DATE: 01/27/24
REVISIONS:

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

EXTERIOR ELEVATIONS

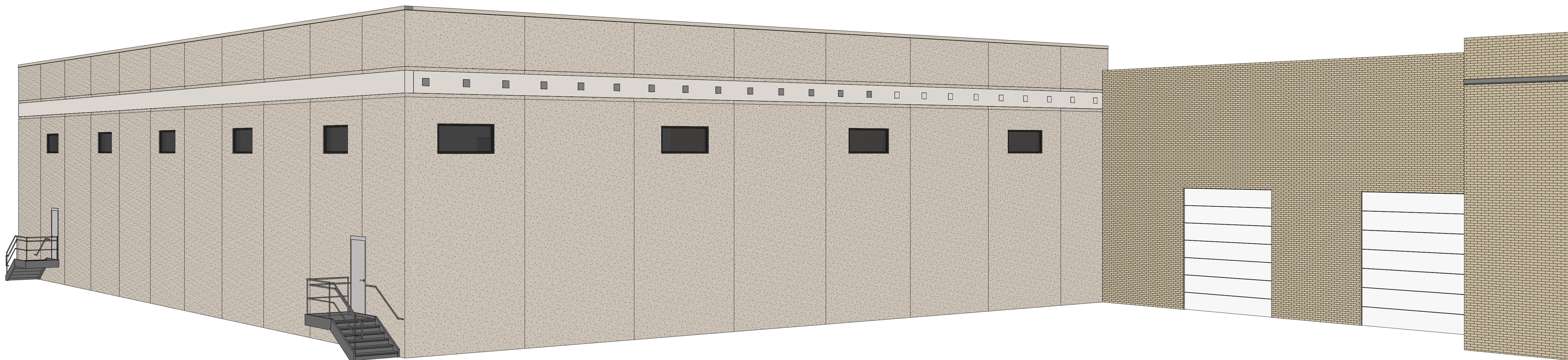
A2.0



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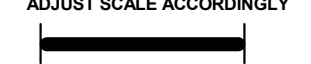
PROPOSED BUILDING FOR:

25-5985

SHEBOYGAN, WI

SCALE VERIFICATION

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(920) 371-0853

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DATE: 01/27/24

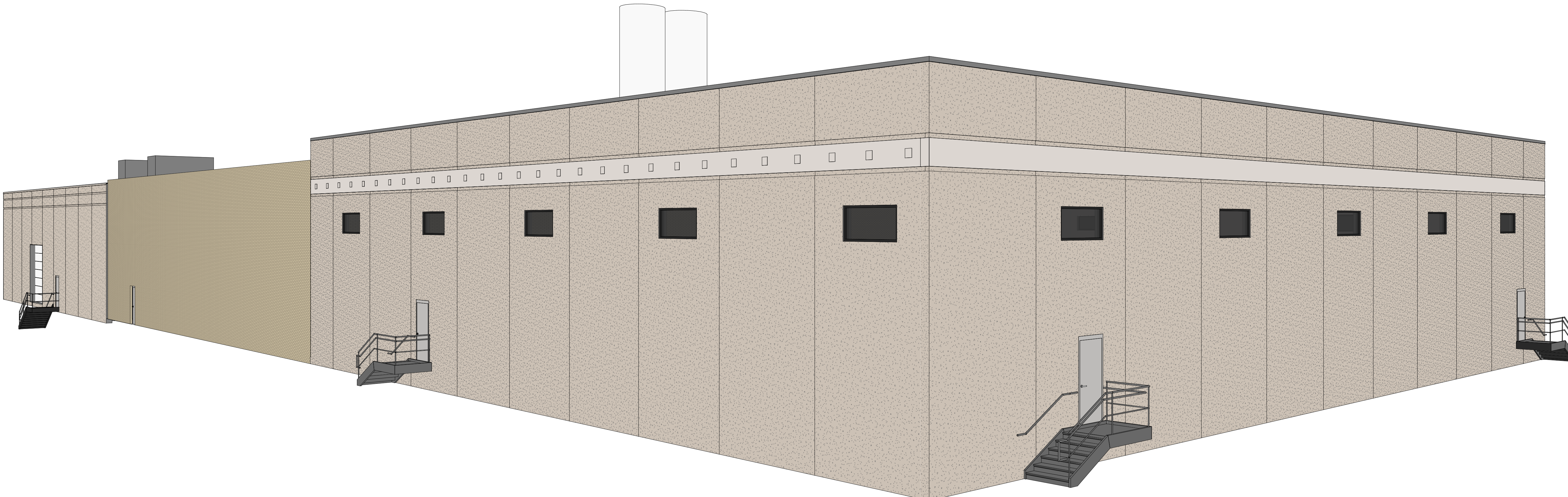
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
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- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Elite Builds to construct a cold storage building located at 3502 Behrens Parkway. SI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: February 18, 2025

MEETING DATE: February 25, 2025

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:

Elite Builds is proposing to construct a cold storage building located at 3502 Behrens Parkway. The applicant states the following:

- The existing area is exterior yard for material and equipment storage.
- The proposed use is an enclosed cold storage building for material and equipment.
- The building will be 2,600 square feet.
- There will be standing seam roof panels and architectural metal wall.

STAFF COMMENTS:

This cold storage buildings meets all zoning requirements and may serve to keep the site clean with a place to store equipment indoors.

ACTION REQUESTED:

Staff recommends approval of the site 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, health, storm drainage, State of Wisconsin DNR, 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 permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).

3. Applicant shall meet all zoning requirements including but not limited to noise, vibration hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
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 shall obtain any necessary sign permits prior to installation.
7. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

Item 7.

ATTACHMENTS:

Site Plan Review Application and Attachments



CITY OF SHEBOYGAN

SPECIAL USE AND SITE PLAN REVIEW APPLICATION

Item 7.

Fee: \$100

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Elite Builds	Authorized Representative Pete Schmoll	Title President	
Mailing Address 3502 Behrens Parkway	City Sheboygan	State WI	ZIP Code 53081
Email Address petes@elite-builds.com	Phone Number (incl. area code) 920-457-0923		

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

Name (Ind., Org. or Entity)	Contact Person Mike Koenig	Title	
Mailing Address	City Sheboygan	State WI	ZIP Code 53081
Email Address	Phone Number (incl. area code) 920-946-1914		

SECTION 3: Architect Information

Name Kueny Architects			
Mailing Address 10505 Corporate Dr	City Pleasant Prairie	State WI	Zip 53158
Email Address rodrigo@kuenyarch.com	Phone Number (incl. area code) 262-857-8101		

SECTION 4: Contractor Information

Name Elite Builds			
Mailing Address 3502 Behrens Parkway	City Sheboygan	State WI	Zip 53081
Email Address petes@elite-builds.com	Phone Number (incl. area code) 920-457-0923		

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 Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

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) Pete Schmoll	Title President	Phone Number 920-619-3150
Signature of Applicant <i>Pete Schmoll</i>		Date Signed 2-4-25

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Parcel No.	Zoning Classification
Name of Proposed/Existing Business:	Elite Builds
Address of Property Affected:	3502 Behrens Parkway, Sheboygan, WI 53081
New Building: <input type="checkbox"/>	Addition: <input checked="" type="checkbox"/> Remodeling: <input checked="" type="checkbox"/>

SECTION 7: Brief Description of Type of Structure

Cold Storage Building

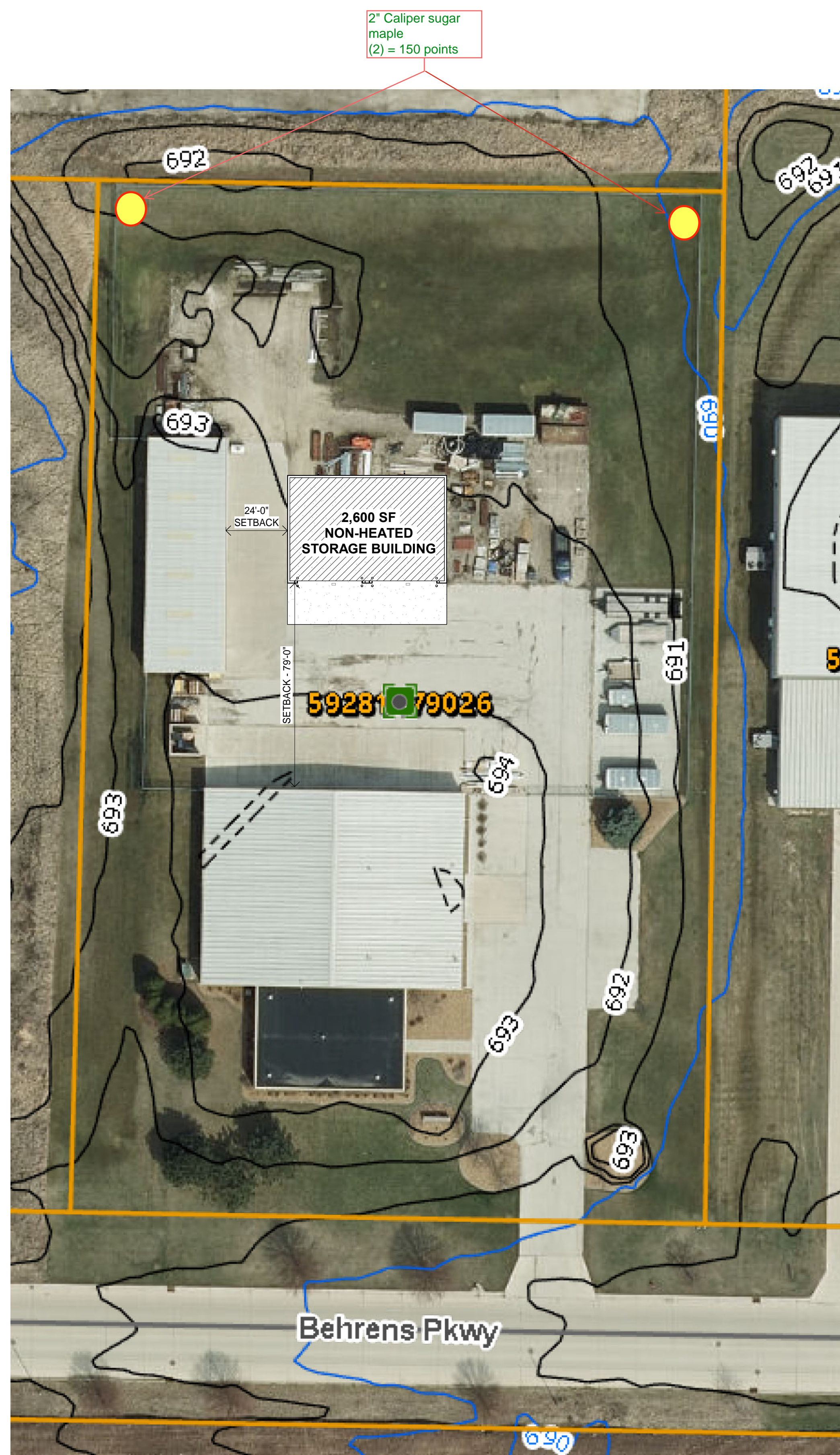


SECTION 8: Description of EXISTING Operation or Use

Exterior Yard area for material and equipment storage

SECTION 9: Description of the PROPOSED Operation or Use

Enclosed cold storage building for material and equipment storage



2" Caliper sugar maple
(2) = 150 points

2,600 SF
NON-HEATED
STORAGE BUILDING

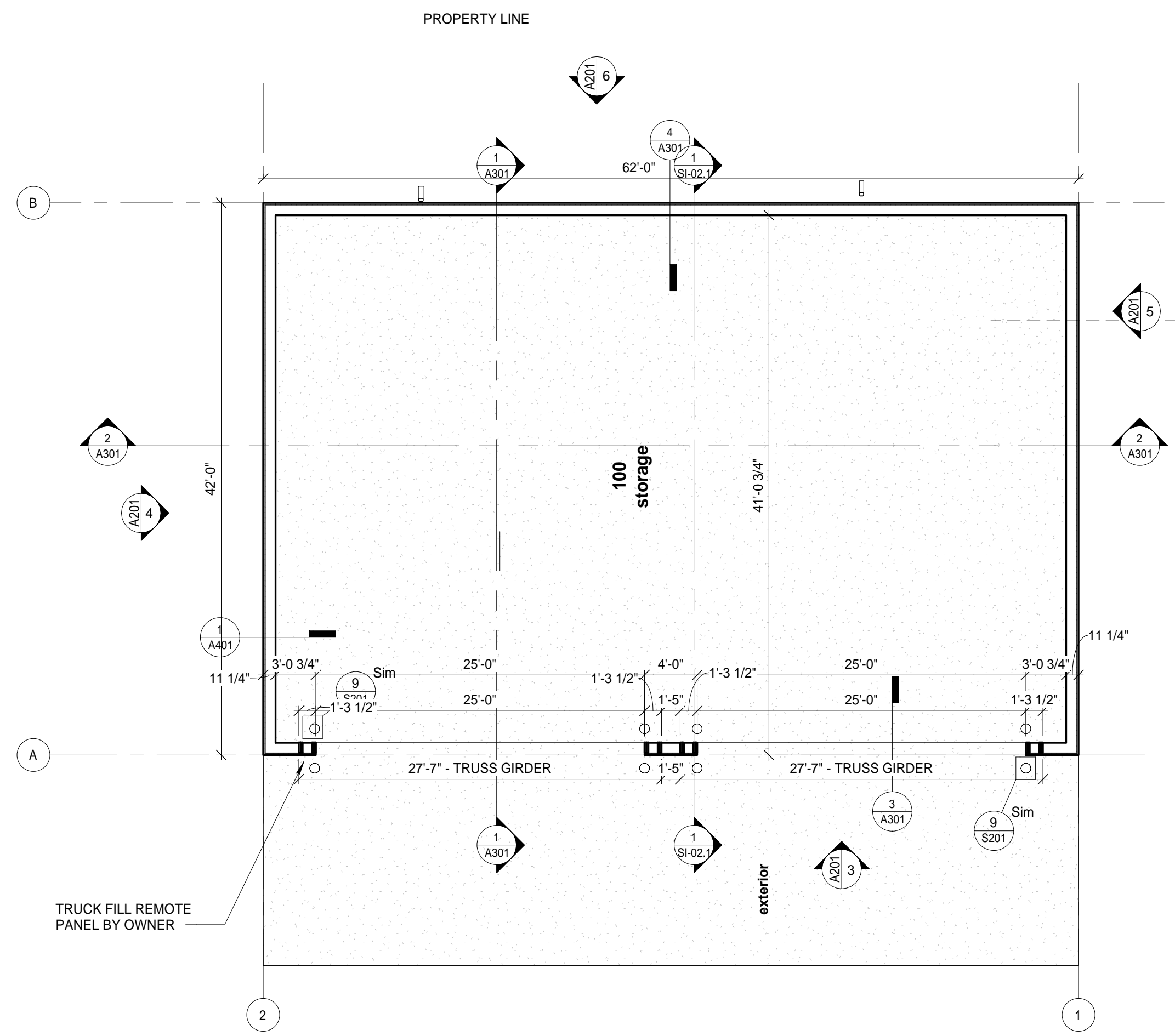
SETBACK - 79'-0"

SETBACK - 24'-0"

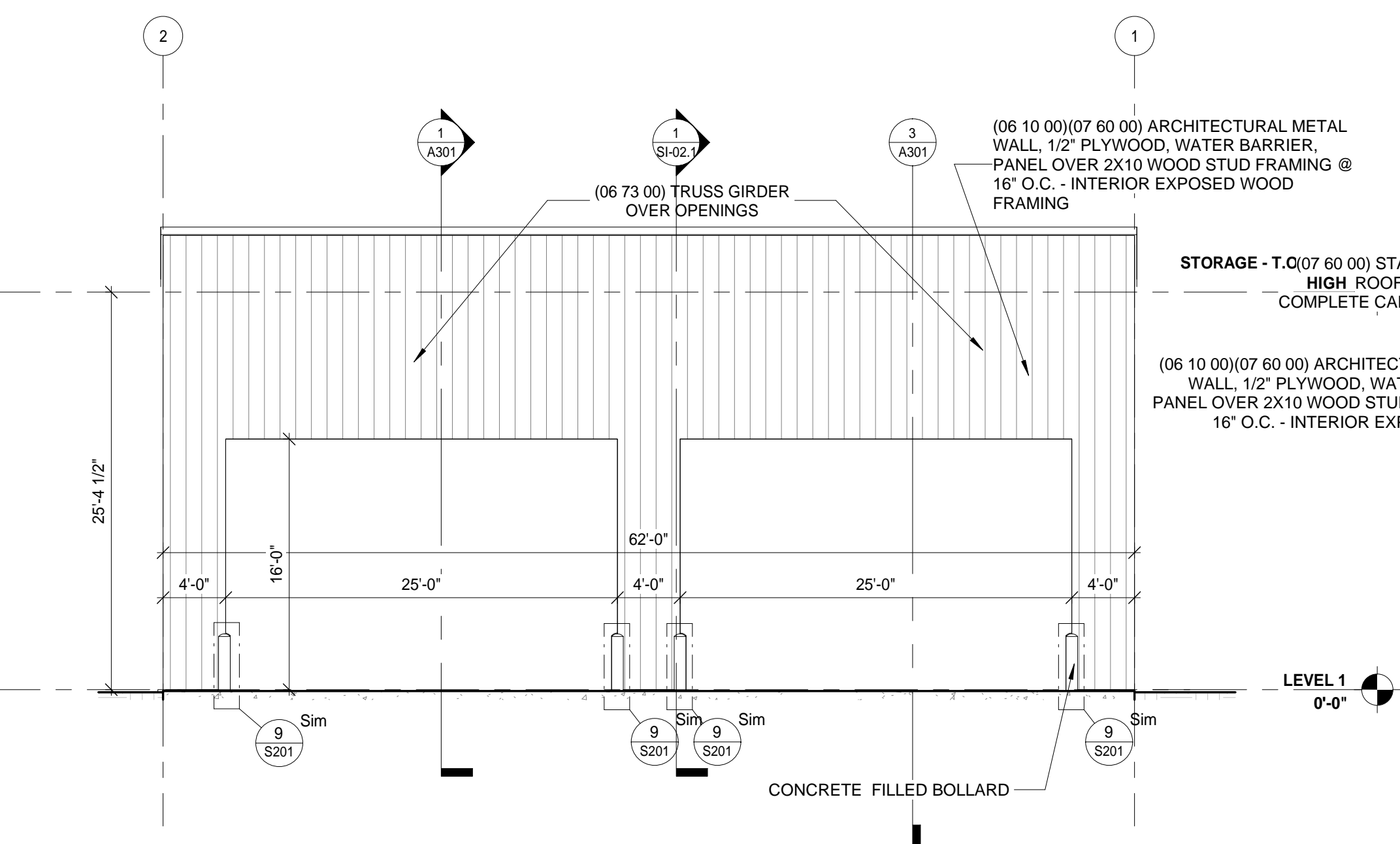
Behrens Pkwy

LANDSCAPE NOTES:
2,600 SF = 26 POINTS
208 LF = 83 POINTS
REQUIRED POINTS: 109
QTY 2: 2" CALIPER SUGAR MAPLES (INDICATED BY YELLOW CIRCLES)
PROVIDED POINTS: 150

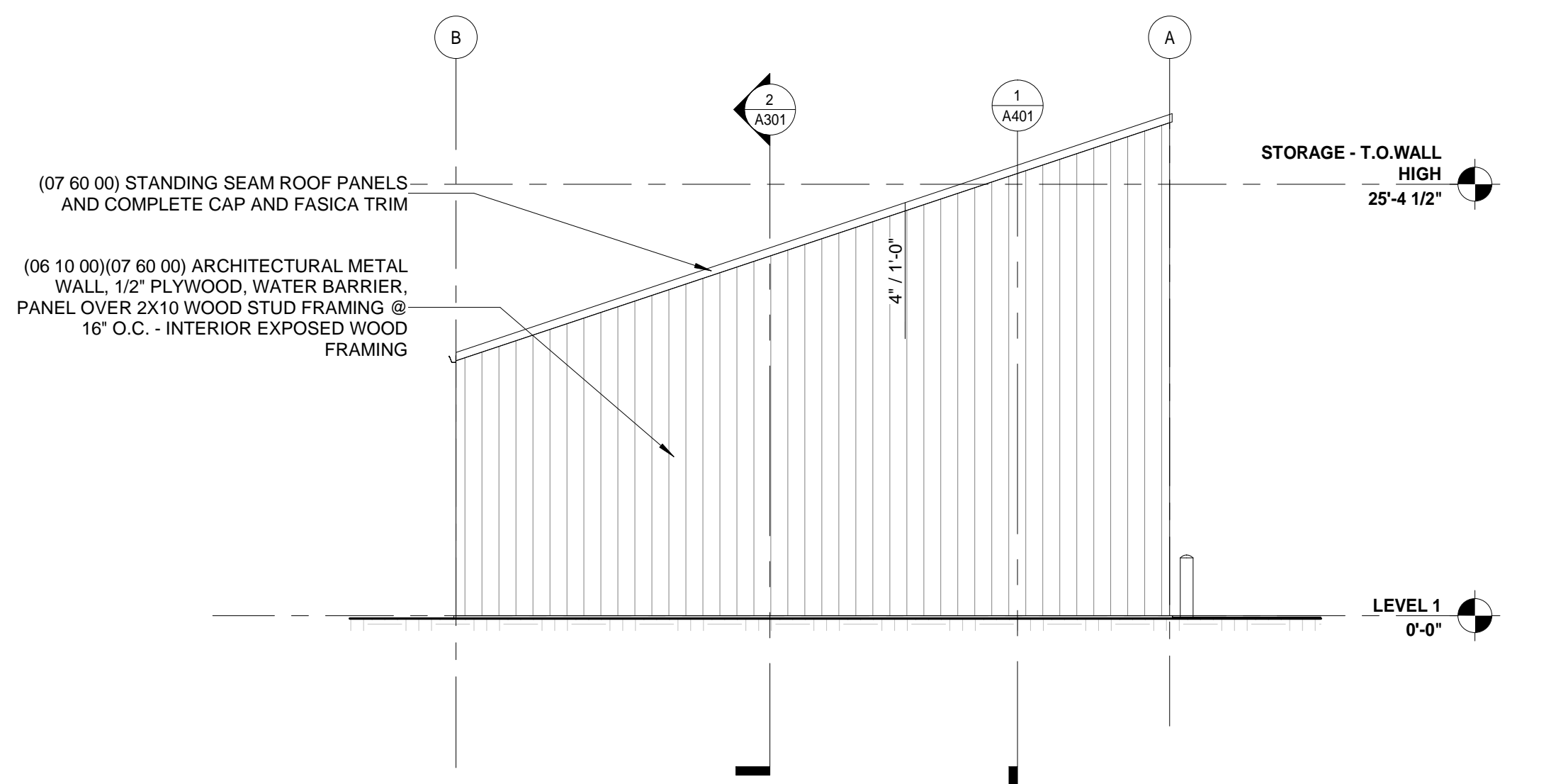
1 Site Plan
1" = 30'-0"



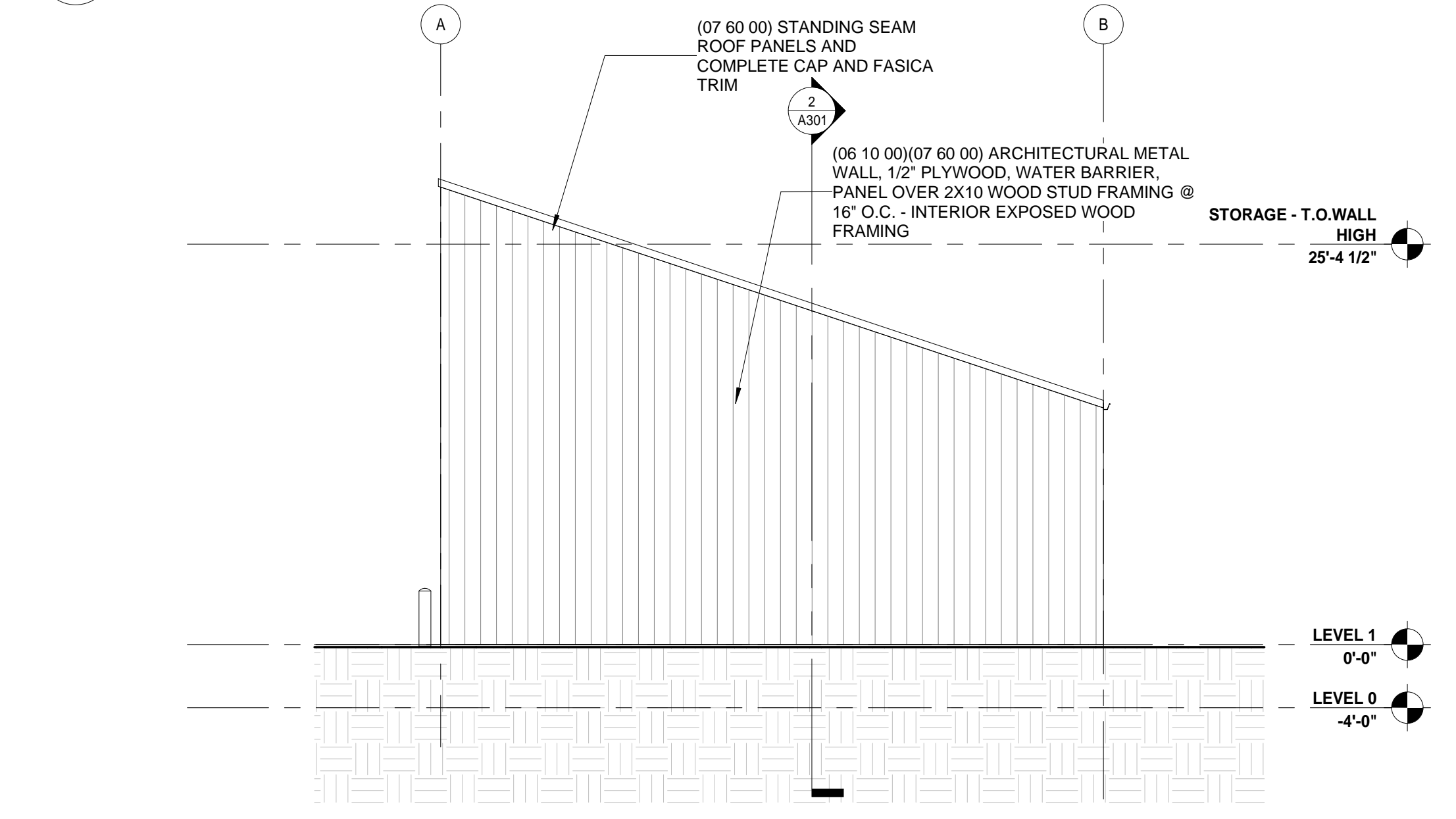
2 Storage Floor Plan
1/8" = 1'-0"



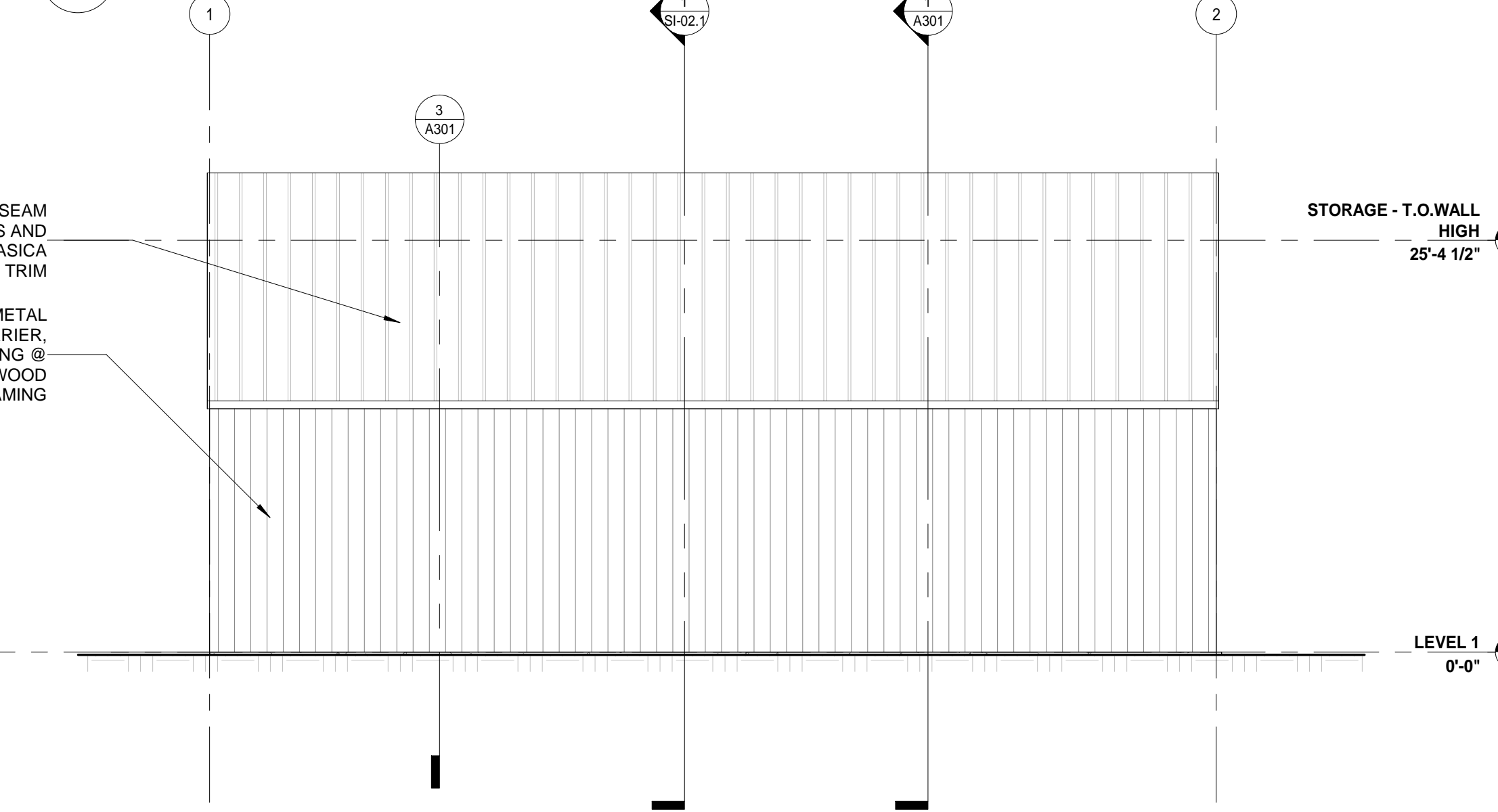
3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



5 East Elevation
1/8" = 1'-0"



6 N Elevation
1/8" = 1'-0"

Floor Plans and Elevations - Storage Building

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Elite Builds - Storage Building
3502 Behrens Parkway, Sheboygan, WI 53081
December 23, 2024