



CITY PLAN COMMISSION AGENDA

April 14, 2026 at 4:00 PM

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

This meeting may be viewed LIVE on:

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

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

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

OPENING OF MEETING

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

MINUTES

- [4.](#) Approval of the Plan Commission minutes from March 24, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Carol Theodoroff to operate Theo's Pizza & Catering located at 2329 S Business Drive.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Gerald Poss Jr. to operate Trail Magic Coffee Roasters located at 1133 Indiana Avenue.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Harvest Street LLC to operate a food truck and commercial kitchen located at 1821 Cooper Avenue.
8. Public hearing regarding the 2026 Community Development Block Grant Public Service allocation.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [9.](#) Architectural Review of exterior remodel at 1202 Michigan Avenue.
- [10.](#) Application for Special Use Permit by Judy Moncree to operate a nonprofit fundraising facility located at 1429 North Avenue.
- [11.](#) Application for Conditional Use Permit with exceptions by Carol Theodoroff to operate Theo's Pizza & Catering, Inc. located 2329 S Business Dr.
- [12.](#) Application for Conditional Use Permit with exceptions by Gerald M. Poss Jr. to operate a Coffee Roaster located 1133 Indiana Avenue.
- [13.](#) Application for Conditional Use Permit with exceptions by Harvest Street LLC to operate Harvest Street food trailer and commercial kitchen located 1821 Cooper Avenue.
- [14.](#) Gen. Ord. No. 41-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel Nos. 59281636511 and 59281636512, Rolling Meadows Drive and N. 29th Street, Sheboygan, WI from Class Suburban Residential 3 to Class Estate Residential 1 Classification. REFER TO CITY PLAN COMMISSION
- [15.](#) Consideration and possible action on the 2026 Community Development Block Grant Public Service Allocation.

TENTATIVE DATE OF NEXT REGULAR MEETING

16. Tentative next meeting: April 28, 2026 at 4:00 PM

ADJOURN

17. 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, March 24, 2026

MEMBERS PRESENT: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

EXCUSED: Mayor Ryan Sorenson and Braden Schmidt

STAFF/OFFICIALS PRESENT: City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, City Planner Jeff Witte and Zoning Administrator Ellise Rose

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(s) of Interest

No conflicts of interest identified.

MINUTES

- 4. Approval of the Plan Commission minutes from March 10, 2026

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MARCH 10, 2026.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

PUBLIC HEARINGS

- 5. Public hearing regarding application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 6. Public hearing regarding application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 7. Public hearing regarding application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 8. Public Hearing regarding the proposed creation of Tax Incremental District No. 26, the proposed boundaries of the District, and the proposed Project Plan for the District.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 9. Architectural Review of exterior remodel at 1202 Michigan Avenue.

MOTION TO TABLE.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 10. Application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Kevin Jump, seconded by Kimberly Meller

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

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

4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. 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.
8. 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).
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. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

11. Application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
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 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.
7. 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).

- 8. 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.).
- 9. 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.
- 10. Outside storage of vehicles and equipment will require a 6' high minimum screened fence.
- 11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have a setback on the North side of the lot from 25' to 5'.

Motion carried.

- 12. Application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

- 1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Prior to building permit issuance, applicant must combine parcels 59281470998 and 59281470999.
- 3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
- 4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
- 5. All outdoor storage of materials, products or equipment shall be prohibited.
- 6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
- 7. 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.
- 8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
- 9. 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).
- 10. 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.).
- 11. 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.

- 12. With this conditional use permit, applicant is permitted to operate a Class A logisitics facility at th location.
- 13. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exception granted:

- To have 4 access points on Southpointe Drive.

Motion carried.

- 13. Architectural review of a proposed warehouse and distribution building located at parcels 59281470998 & 59281470999.

MOTION TO APPROVE AS PRESENTED

Motion made by Joe Clarke, seconded by Kevin Jump

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 14. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 26."

MOTION TO APPROVE THE RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR THE TAX INCREMENTAL DISTRICT NO. 26.

Motion made by Kevin Jump, seconded by Alderperson Michael Close

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

- 15. Tentative next meeting date: April 14, 2026 at 4:00 PM

ADJOURN

- 16. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Jerry Jones, Alderperson Michael Close, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

Meeting is adjourned at 4:53 pm.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Architectural Review of exterior remodel at 1202 Michigan Avenue.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: April 8, 2026

MEETING DATE: April 14, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Martin Perez is proposing an exterior remodel at 1202 Michigan Avenue. The applicant states the following:

- The proposed project consists of siding replacement.
- The existing exterior is vinyl gray color siding.
- The proposed exterior design is vinyl combination with (Manor) color and (wood) color on the whole building.

STAFF COMMENTS:

It appears that windows and door are also being replaced. Is this part of the current proposal?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

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) <i>Martin Perez</i>	Authorized Representative	Title	
Mailing Address <i>2903 Lakeshore Dr.</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>Martin.concrete70@gmail.com</i>	Phone Number (incl. area code) <i>9202876588</i>		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

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

SECTION 3: Architect Information

Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		

SECTION 4: Contractor Information

Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		

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 Architectural 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) <i>Martin Perez</i>	Title	Phone Number <i>9202876588</i>
Signature of Applicant <i>Martin P.</i>		Date Signed <i>2/5/2026</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 Architectural Review Board, 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

Project Address/Description <i>1202 Michigan Ave</i>	Parcel No.	
Name of Proposed/Existing Business:		
Address of Property Affected:		
Zoning Classification:		
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

SECTION 7: Description of Proposed Project

Siding Replacement

SECTION 8: Description of EXISTING Exterior Design and Materials

Existing Vinyl Gray color siding

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Vinyl combination with (Manor) color and (wood) color on the whole building.



ALTERATIONS FOR: F Item 9.

SANDEES

1202 MICHIGAN SHEBOYGAN WI 53081

DESIGN LIVE LOADS			
ROOF LOADING		WIND LOADING	
LIVE LOADING	20 psf	BASIC WIND SPD. (3 sec gust)	20 psf
GROUND SNOW LOAD Pg	40 psf	EXPOSURE CATEGORY	1
ROOF SLOPE FACTOR (Cs)	1.0	EXPOSURE FACTOR (Cw)	1.0
EXPOSURE FACTOR (Ce)	1.0	IMPORTANCE FACTOR (Iw)	1.0
IMPORTANCE FACTOR (Is)	1.0	NET LAT. ON END ZONE WALLS	1.0
THERMAL FACTOR (Ct)	1.1	NET LAT ON INT. ZONE WALLS	1.0
ROOF SNOW LOAD (Pt)	31 psf		
DRIFT LOAD	20 psf	EARTHQUAKE	
		SITE CLASS	D
		IMPORTANCE FACTOR (Iw)	1.0
		SEISMIC USE GROUP CATEGORY	1.0
FLOOR LOADING	50 &	SEISMIC DESIGN CATEGORY	A
PARTITION LOADING	100 psf	LATERAL EARTH PRESSURE	1.0

SHEET INDEX	
G.101	BUILDING INFORMATION
G.102	SITE PLANS
G.103	REFERENCE PLANS
A.101	FIRST FLOOR PLAN
A.102	FURNITURE PLAN
A.201	EXTERIOR ELEVATIONS
A.202	COLORED ELEVATIONS
A.203	INTERIOR ELEVATIONS
A.301	BUILDING SECTION
A.302	WALL SECTION
A.303	WALL SECTIONS

BUILDING DATA		1202 MICHIGAN SHEBOYGAN, WI. 53081	
ZONING		URBAN COMMERCIAL	
REQUIRED SETBACK FRONT		-	
PROVIDED SETBACK FRONT		N/A	
REQUIRED SETBACK SIDE		-	
PROVIDED SETBACK SIDE		N/A	
REQUIRED SETBACK BACK		-	
PROVIDED SETBACK BACK		-	
BUILDING TYPE		VB UNSPRINKLERED	
BUILDING USE		A2 AND R	
ALLOWABLE AREA		6000	
ALLOWABLE PROVIDED AREA		2,144 SF	
LOWER LEVEL	0	2ND FLOOR	1740 SF
1ST FLOOR	2,031 SF		
1ST FLOOR ADDITION	112 SF		
TOTAL BUILDING SIZE NEW			3,883 SF



OPTION # 1



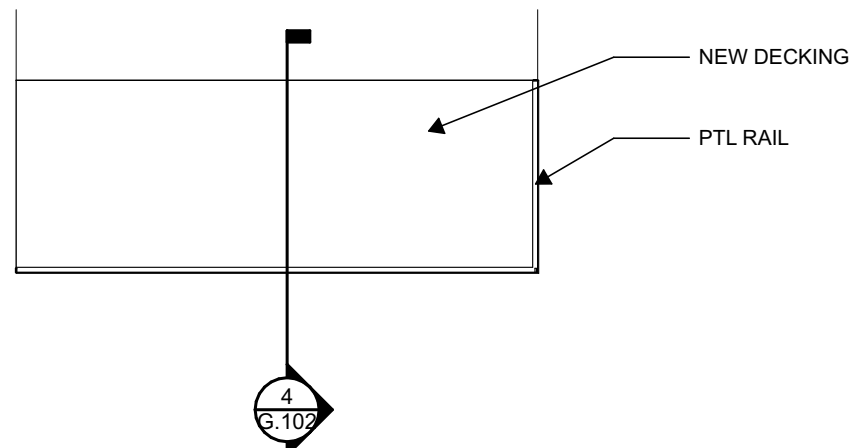
ALTERATIONS FOR: for:
SANDEES

1202 MICHIGAN SHEBOYGAN WI 53081 issue 3.30.26

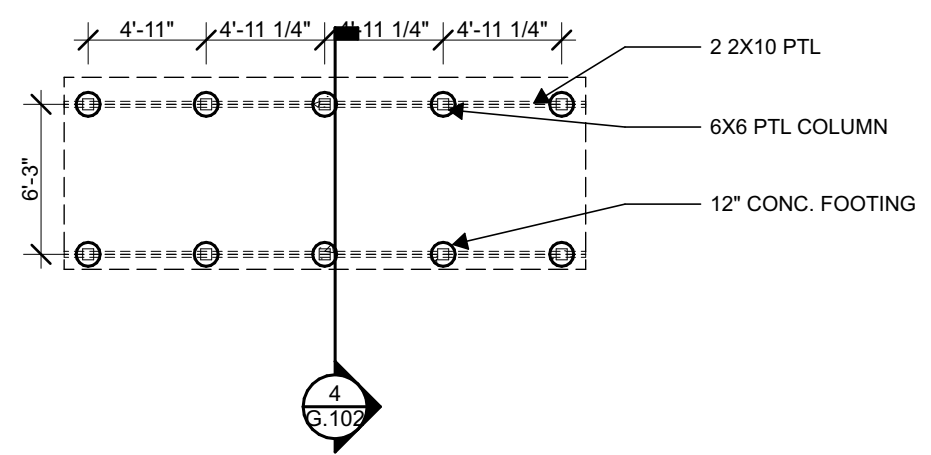
ASPIRE ARCHITECTURE & DESIGN, LLC
920-457-4884

scott@aspirearchitects.com www.aspirearchitects.com

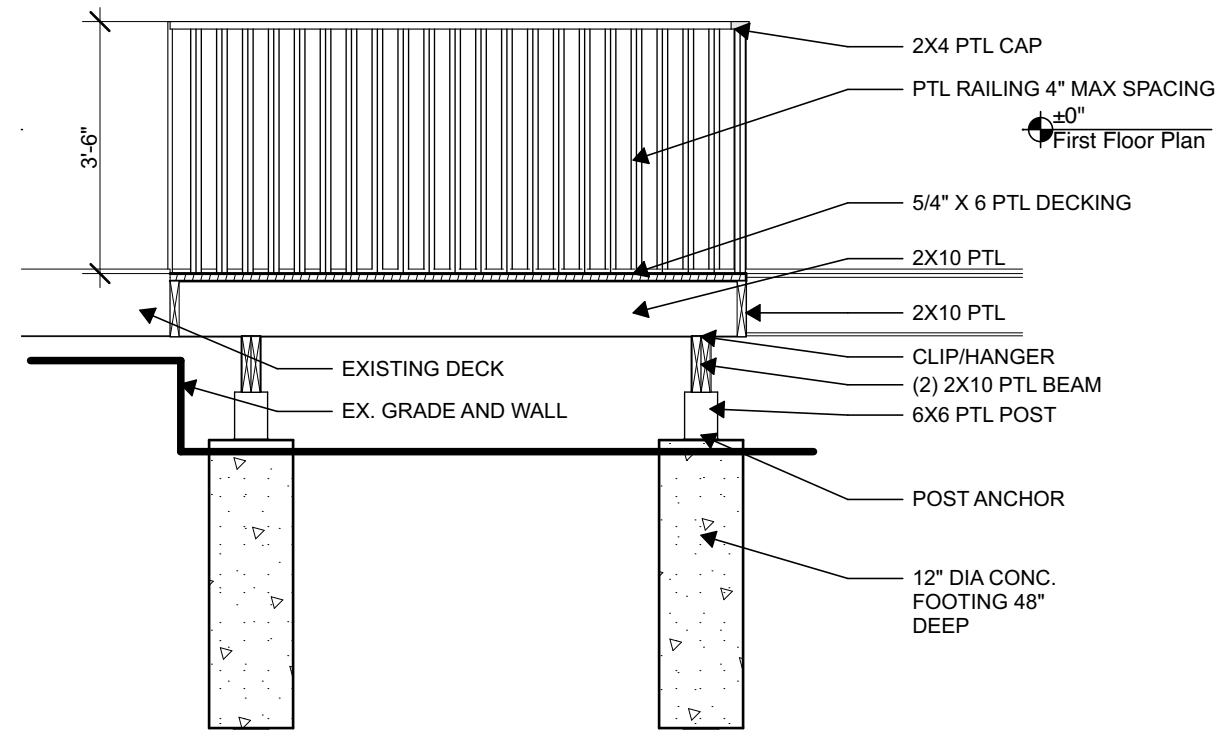
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18-002
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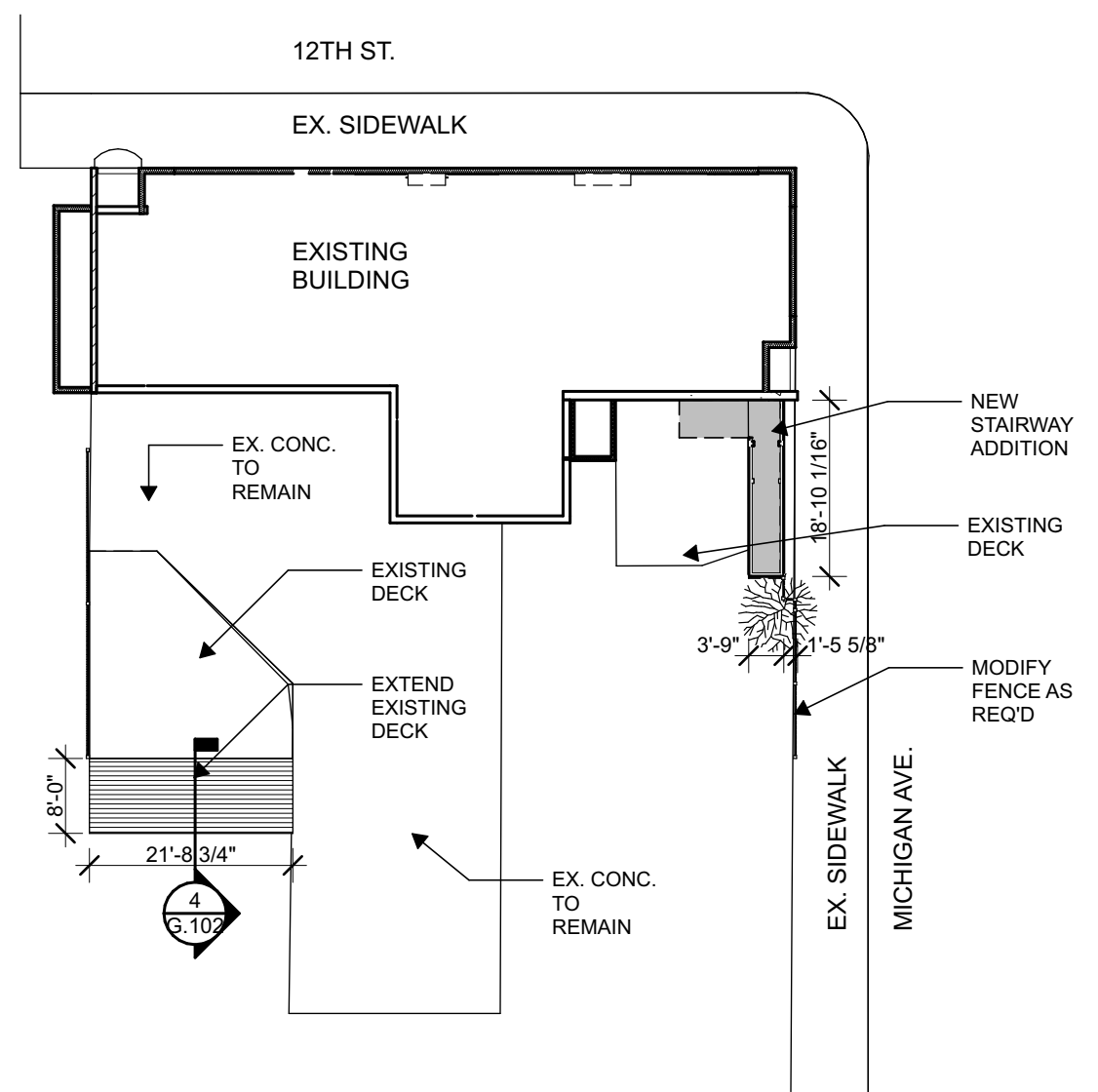
2 DECK PLAN
SCALE: 1/8" = 1'-0"



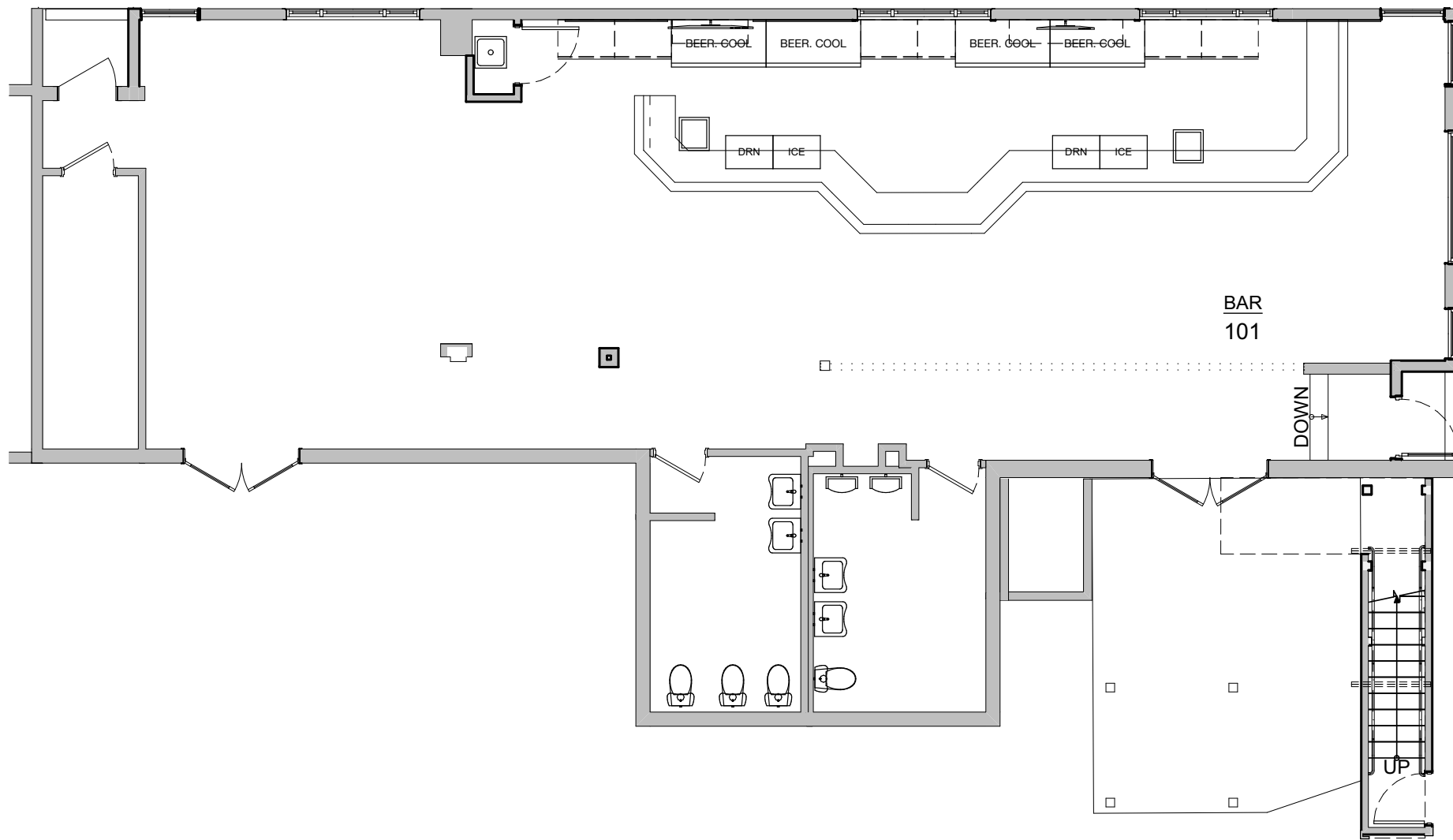
3 DECK FOOTING PLAN
SCALE: 1/8" = 1'-0"



4 DECK SECTION
SCALE: 3/8" = 1'-0"

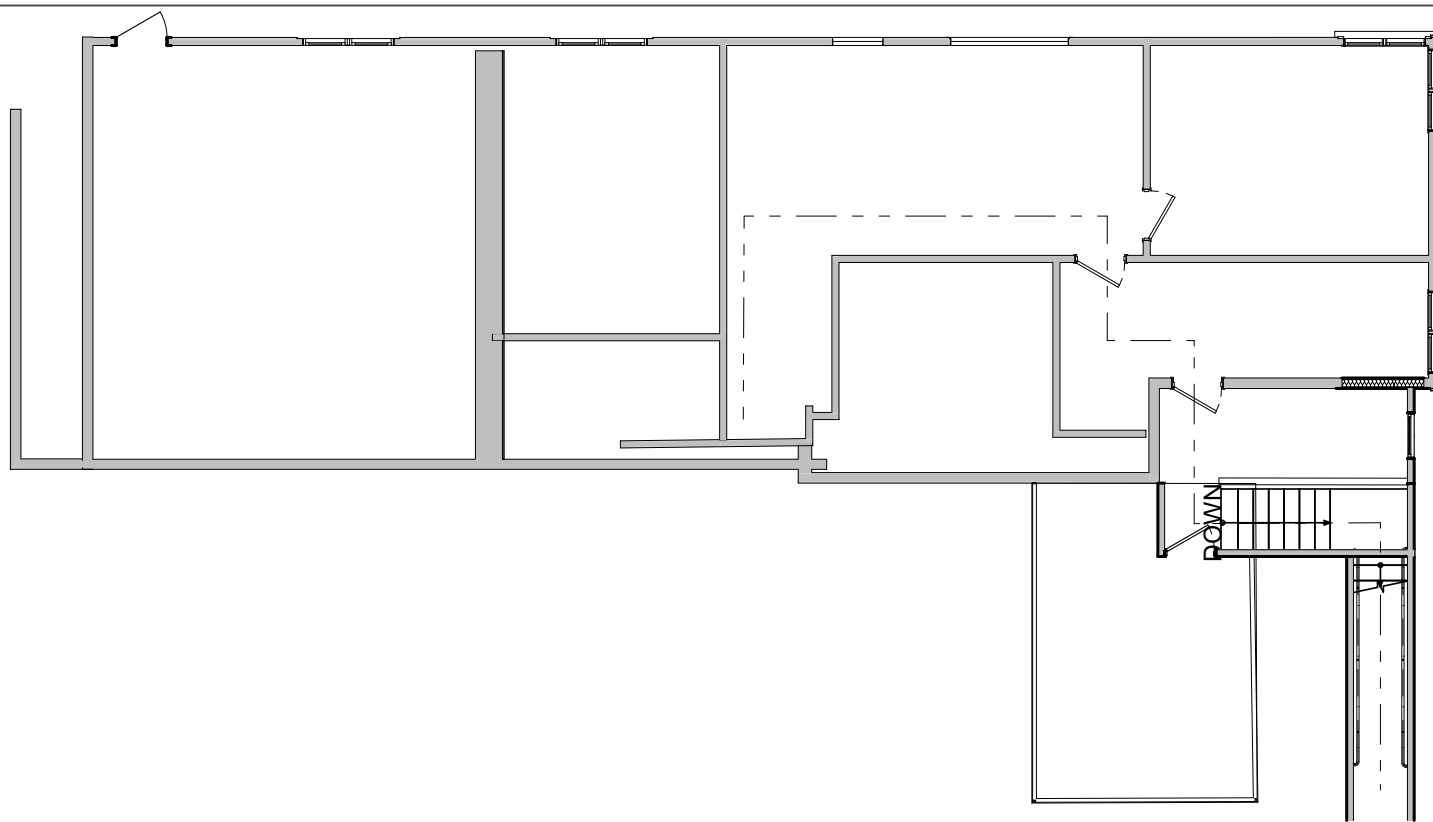


1 Architectural Site Plan
SCALE: 1" = 20'



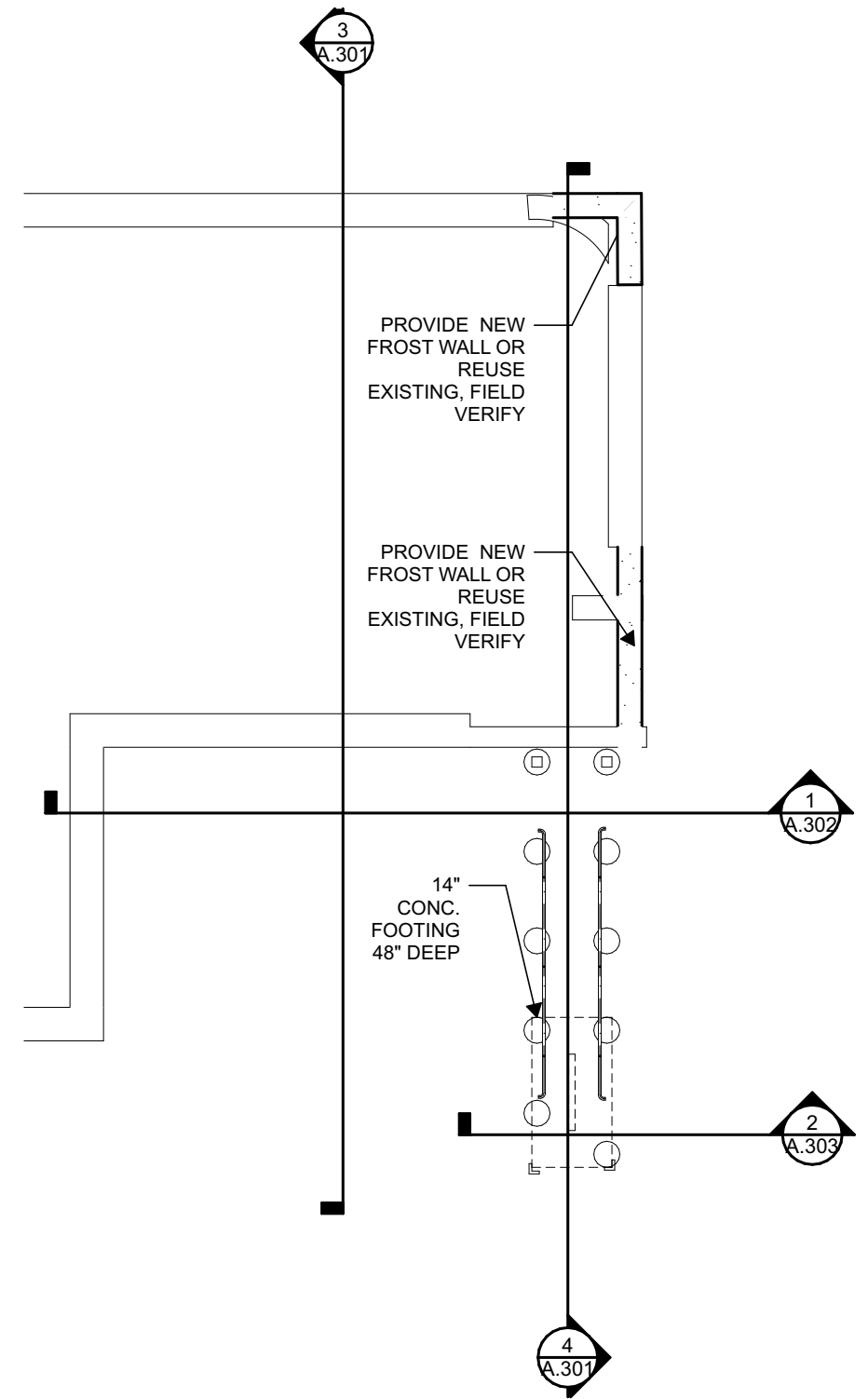
1 First Floor Reference Plan

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



3 Second Floor Reference Plan

SCALE: 3/32" = 1'-0"



2 Foundation Plan

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

Item 9.

OPTION # 1



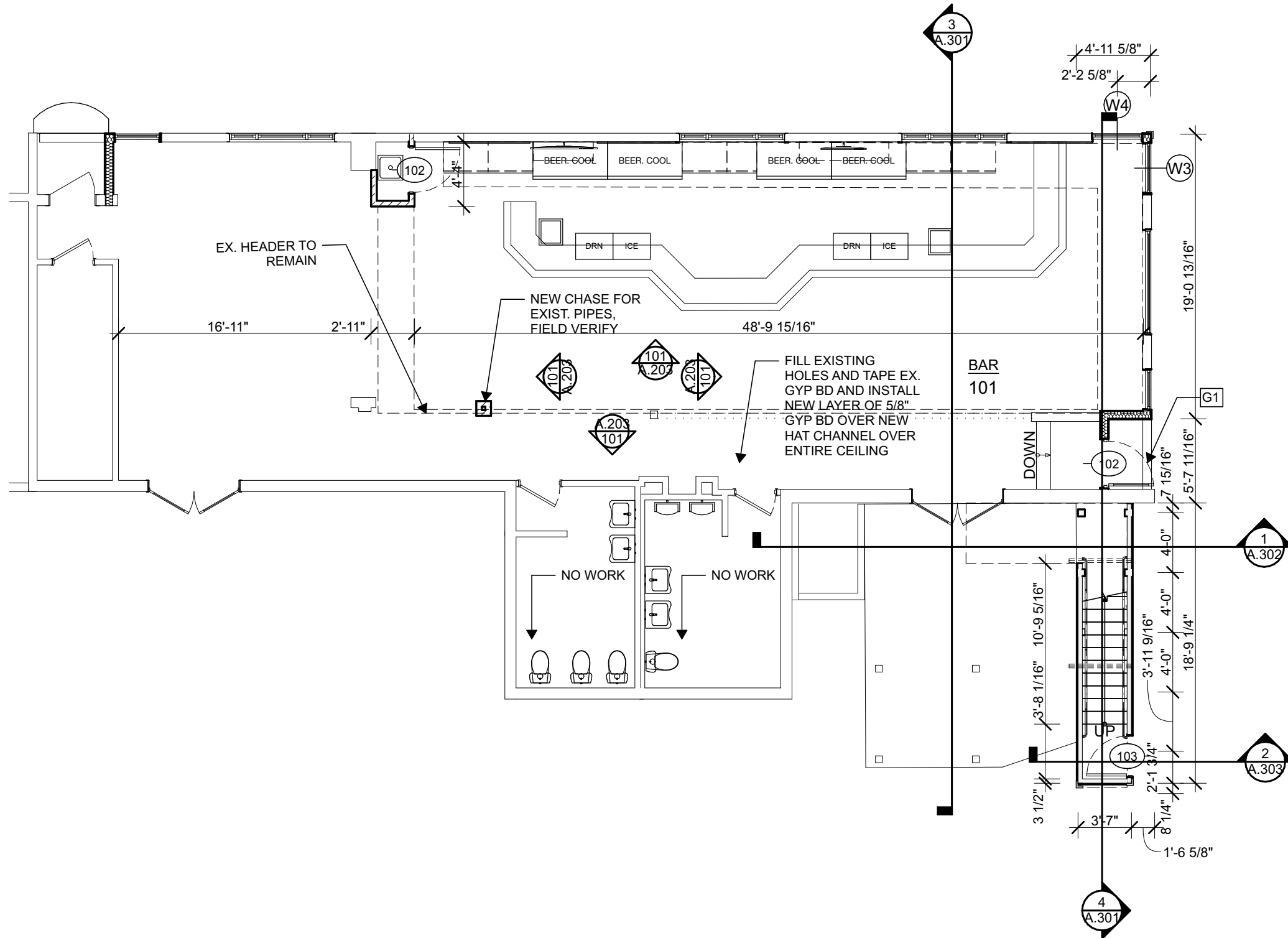
ALTERATIONS FOR: for:
SANDEES

1202 MICHIGAN SHEBOYGAN WI 53081 issue 3.30.26
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ASPIRE ARCHITECTURE & DESIGN, LLC
920-457-4884

scott@aspirearchitects.com www.aspirearchitects.com

18-002
G.10 13



- GENERAL NOTES** Item 9.
- G.1 NEW CONC @ NEW DOOR LOCATION
 - G.2 PROVIDE 2" RIGID INSULATION UNDER CONCRETE PAD IN FRONT OF NEW DOORWAY
 - G.3 FLOOR DRAIN
 - G.4 HOSE BIBB
 - G.5 METAL STUD FURRING BEHIND /BELOW EXHAUST HOOD
 - G.6 FIRE EXTINGUISHER LOCATION
 - G.7 NEW BAR 40-42" TALL
 - G.8 STORAGE AREA FOR CONDUIT
 - G.9 PATCH DRYWALL @ EXISTING WINDOWS THAT HAVE BEEN REPLACED

1 First Floor Plan
SCALE: 1/8" = 1'-0"

EQUIPMENT SCHEDULE						
ID	NAME	Size	Depth	Water	Connection	COMMENTS
E20		2'-6"	1'-9"	No		
E21	Beer Cooler	5'-0"	2'-6"	No	Electric	
E23		2'-6"	1'-9"	No		
S-3	SINK	1'-7"	1'-9"	YES		

OPTION # 1



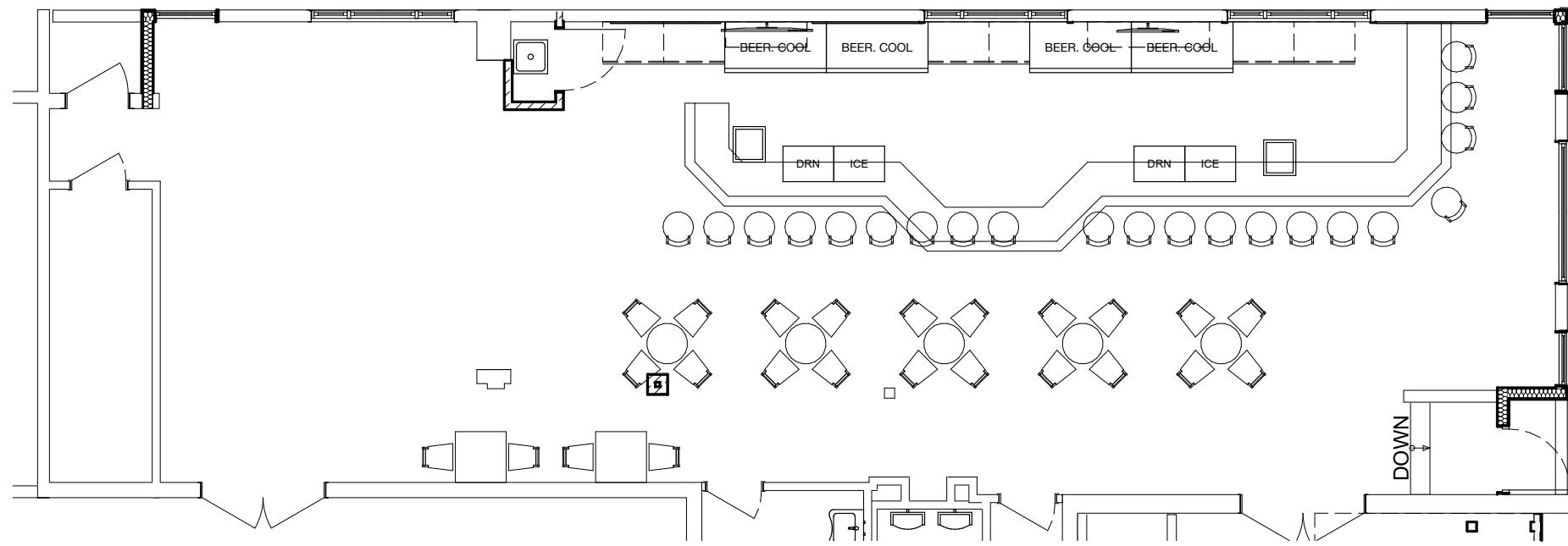
ALTERATIONS FOR: for:
SANDEES

1202 MICHIGAN SHEBOYGAN WI 53081 issue 3.30.26

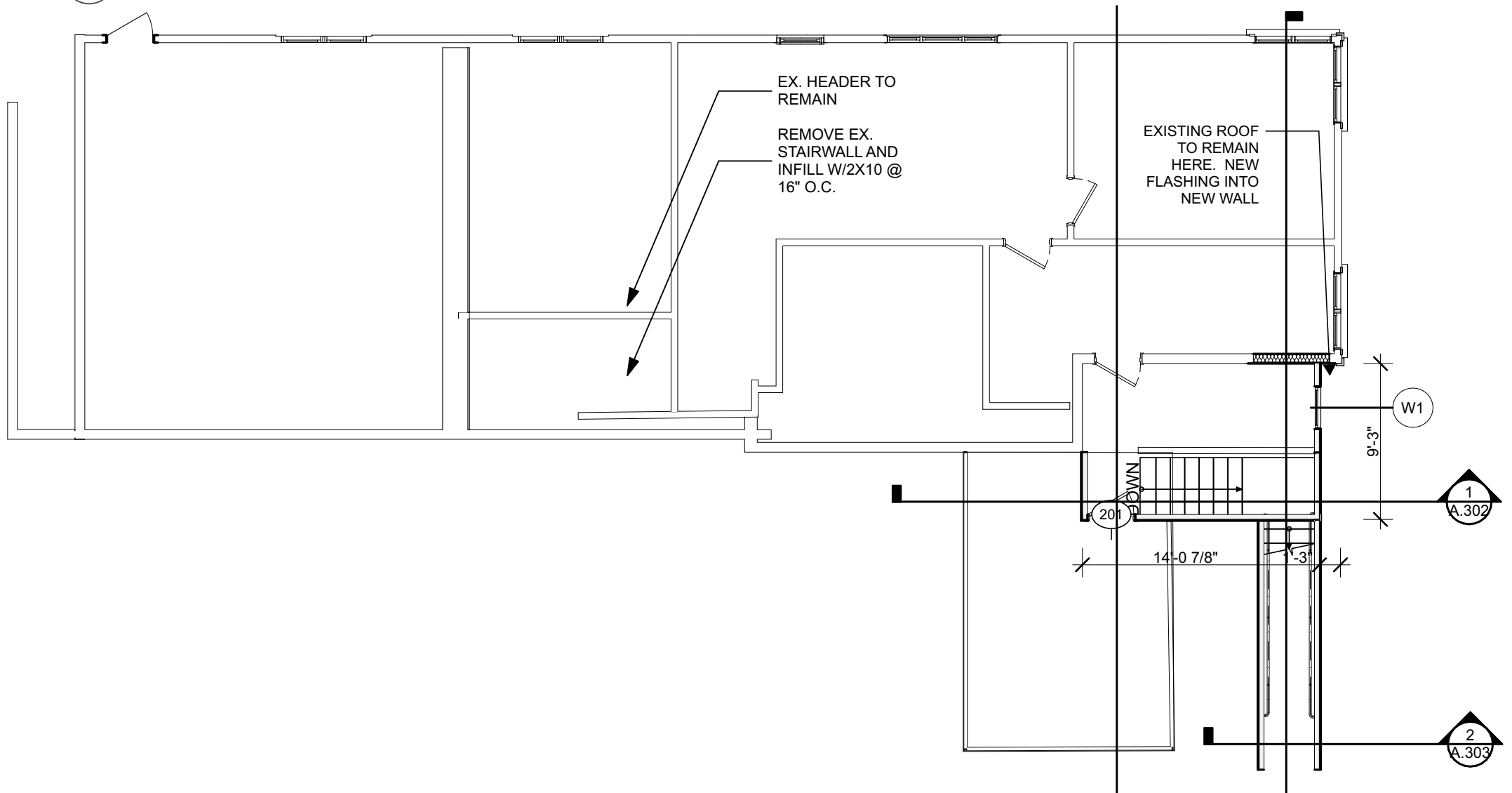
ASPIRE ARCHITECTURE & DESIGN, LLC rev. -

scott@aspirearchitects.com www.aspirearchitects.com 18-002

A.10 14



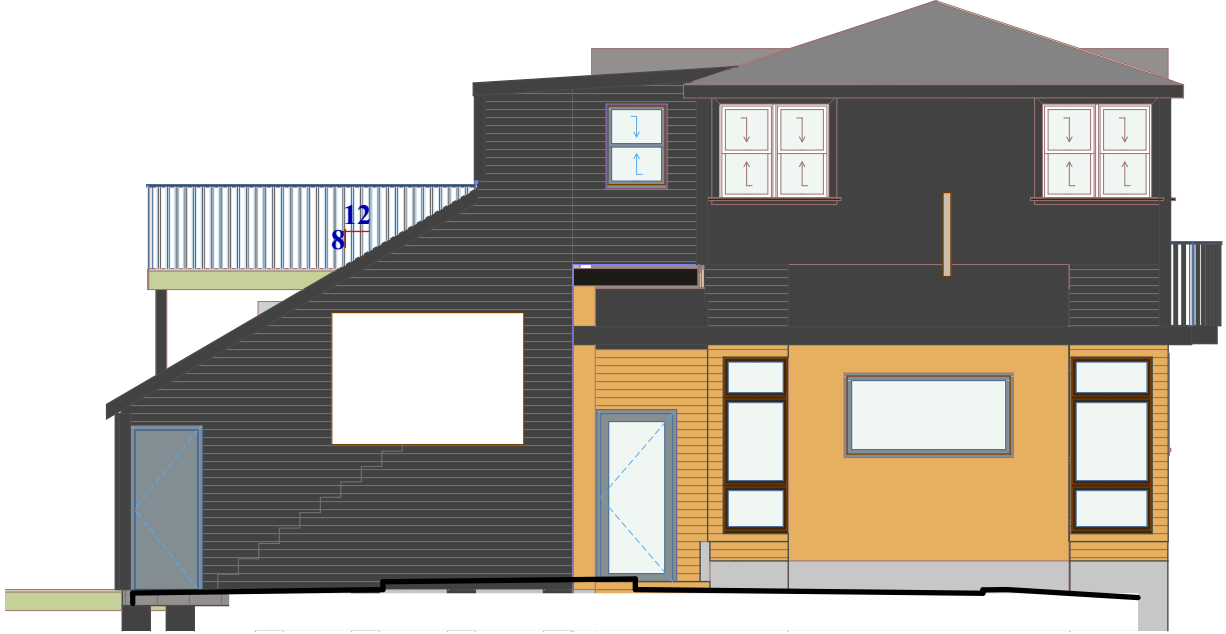
1 1st Flr. Furniture Plan
SCALE: 1/8" = 1'-0"



2 Second Floor Plan
SCALE: 1/8" = 1'-0"

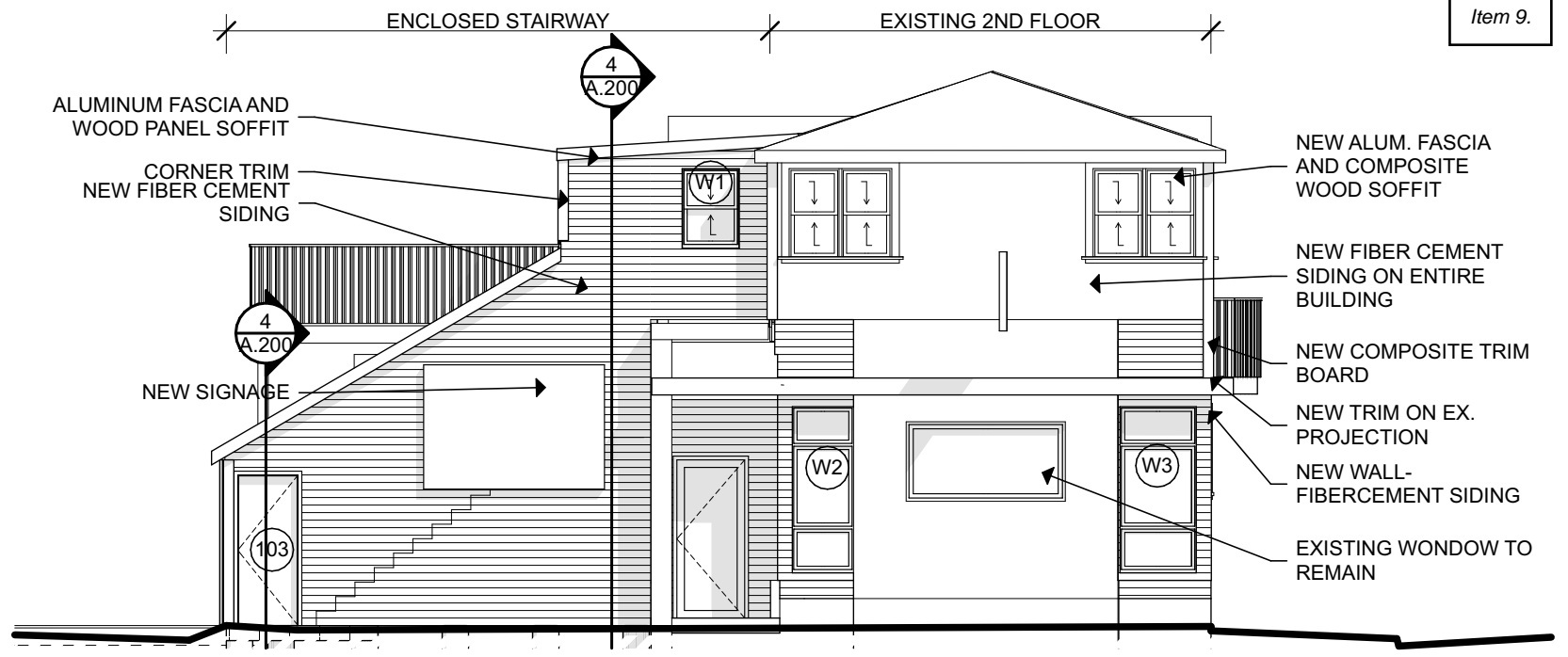


ALTERATIONS FOR: for:
SANDEES



3 South Elevation

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

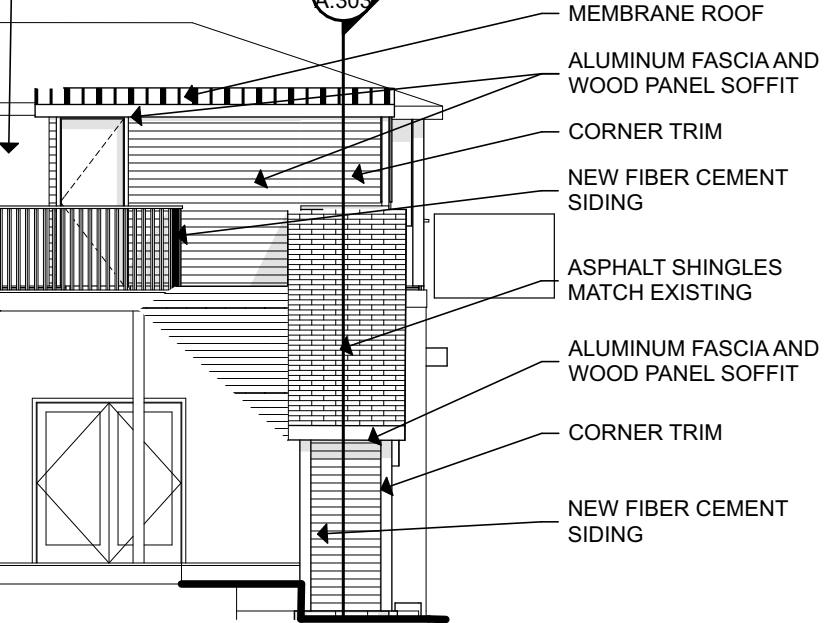


2 South Elevation

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

3

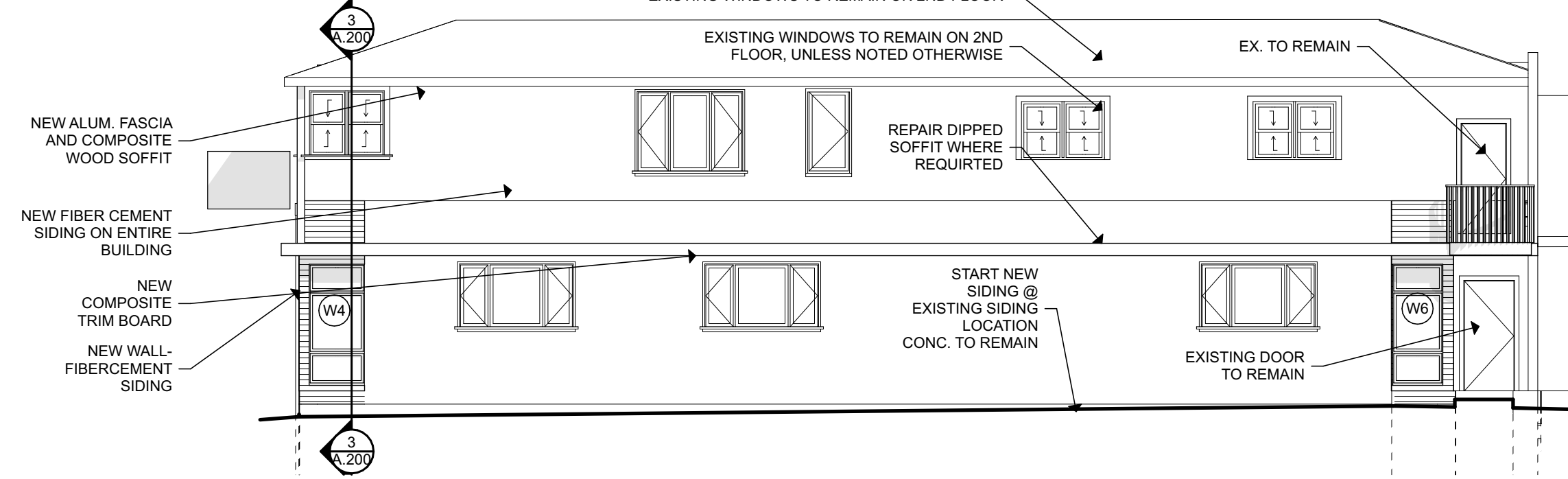
COLORS OF FRONT VIEWS



1 West Elevation

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

1



4 East Elevation

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

4

OPTION # 1



ALTERATIONS FOR: for: SANDEES

1202 MICHIGAN SHEBOYGAN WI 53081 issue 3.30.26

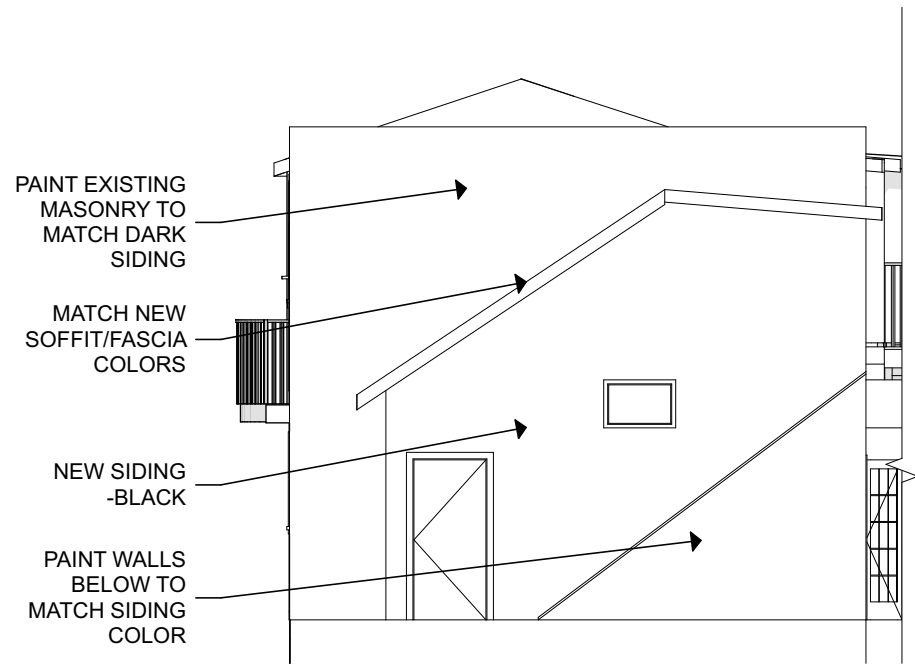
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scott@aspirearchitects.com www.aspirearchitects.com

rev. -

18-002

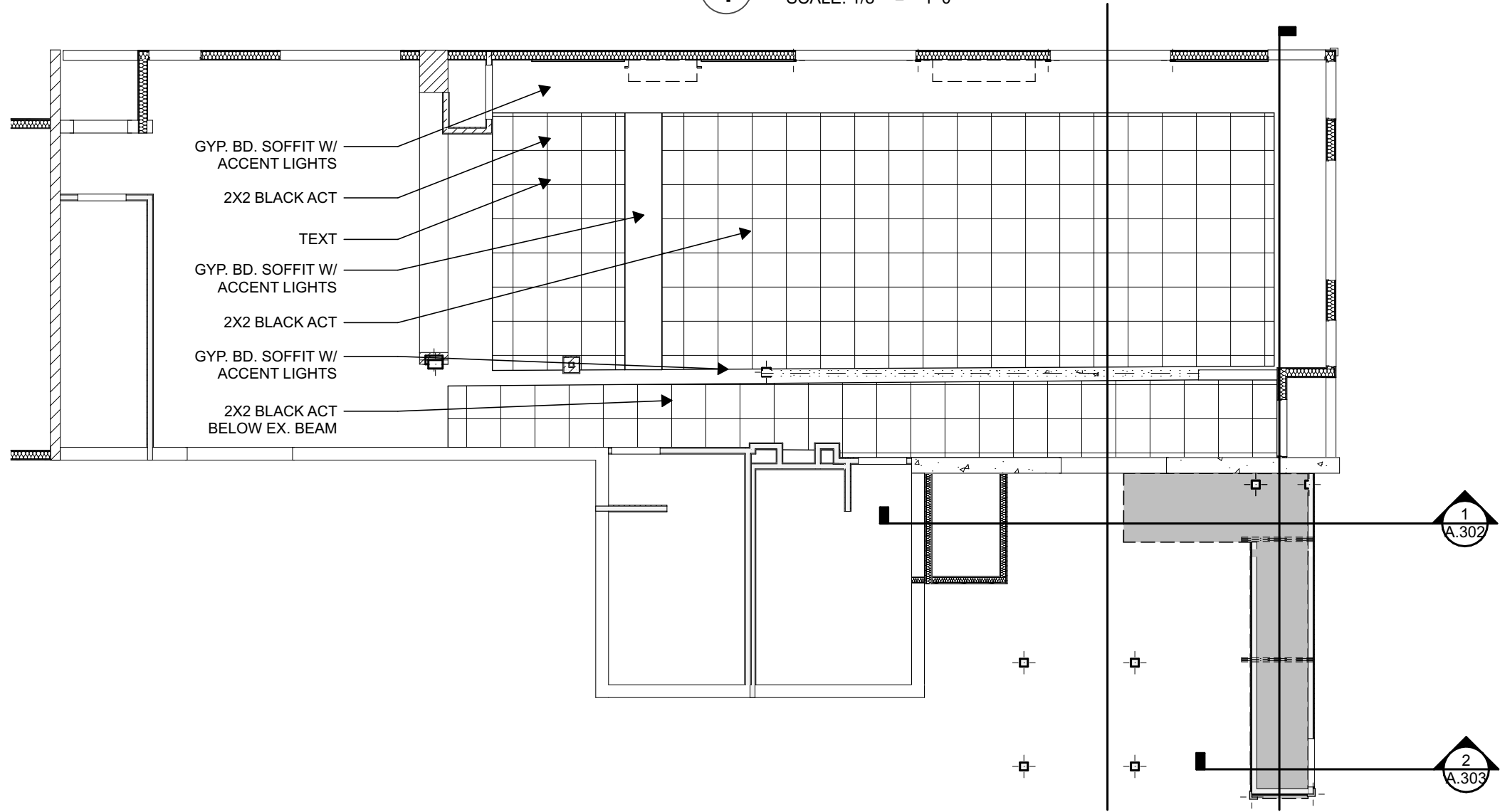
A.20



3 North Elevation
SCALE: 1/8" = 1'-0"



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



2 1st Flr Ref. Ceiling Plan
SCALE: 1/8" = 1'-0"

OPTION # 1



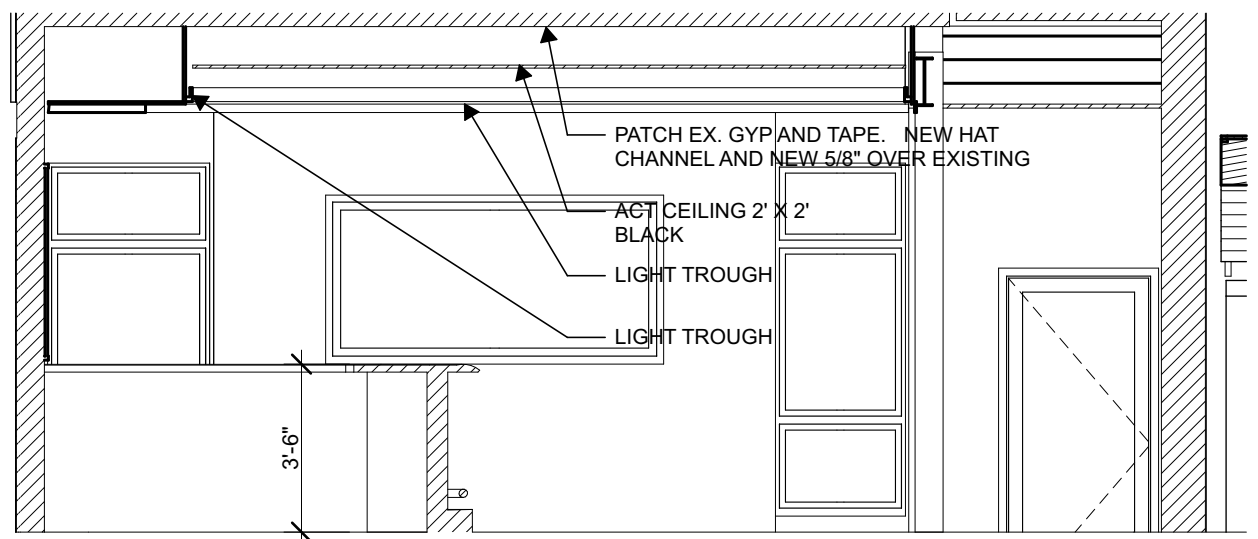
ALTERATIONS FOR: for:
SANDEES

1202 MICHIGAN SHEBOYGAN WI 53081 issue 3.30.26

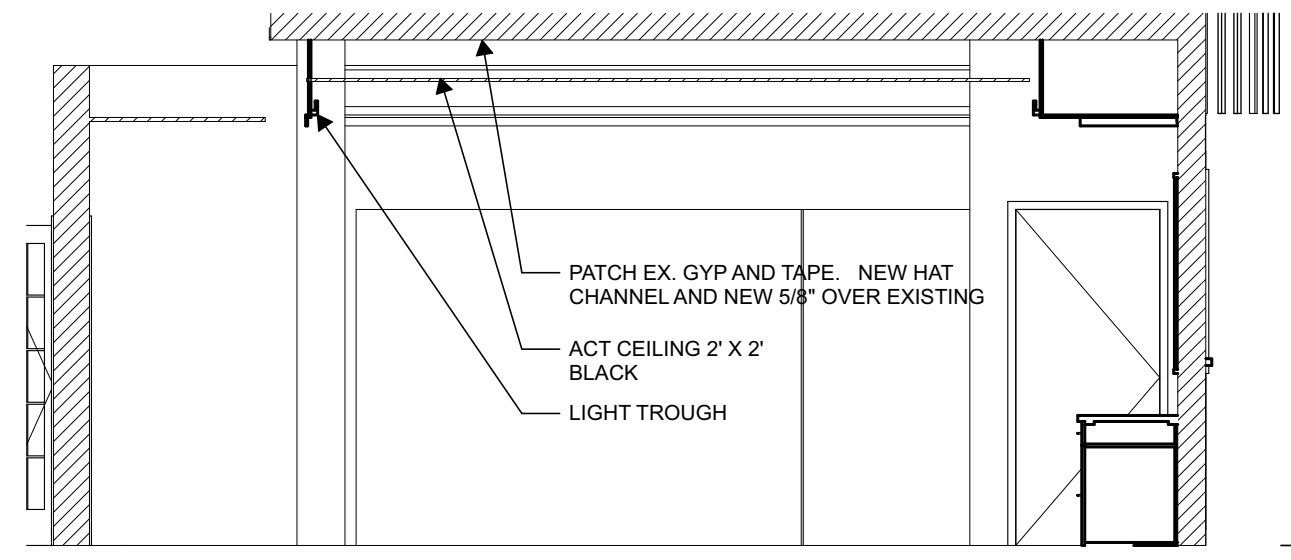
ASPIRE ARCHITECTURE & DESIGN, LLC 920-457-4884

scott@aspirearchitects.com www.aspirearchitects.com

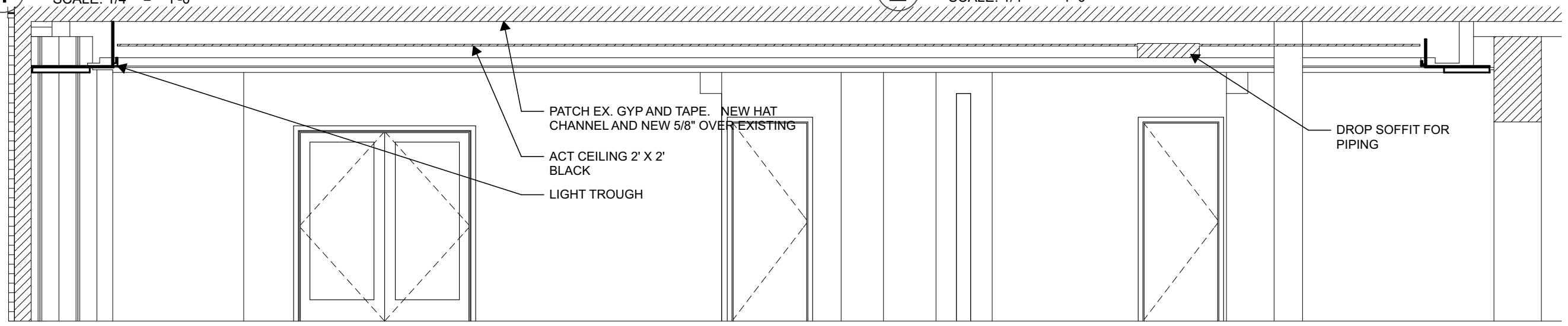
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18-002
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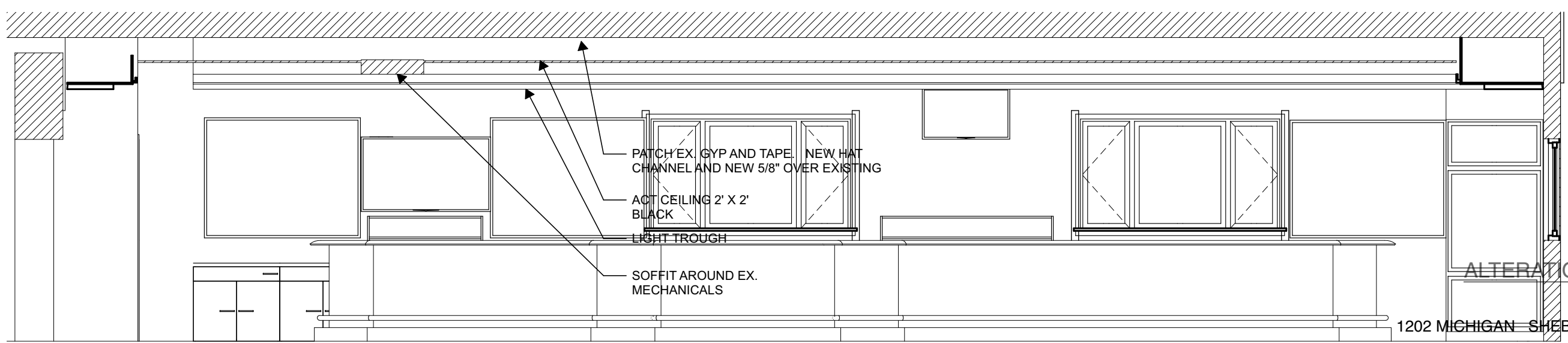
1 101 BAR ELEVATION
SCALE: 1/4" = 1'-0"



2 BAR ELEVATION
SCALE: 1/4" = 1'-0"



3 BAR ELEVATION
SCALE: 1/4" = 1'-0"



4 BAR ELEVATION
SCALE: 1/4" = 1'-0"

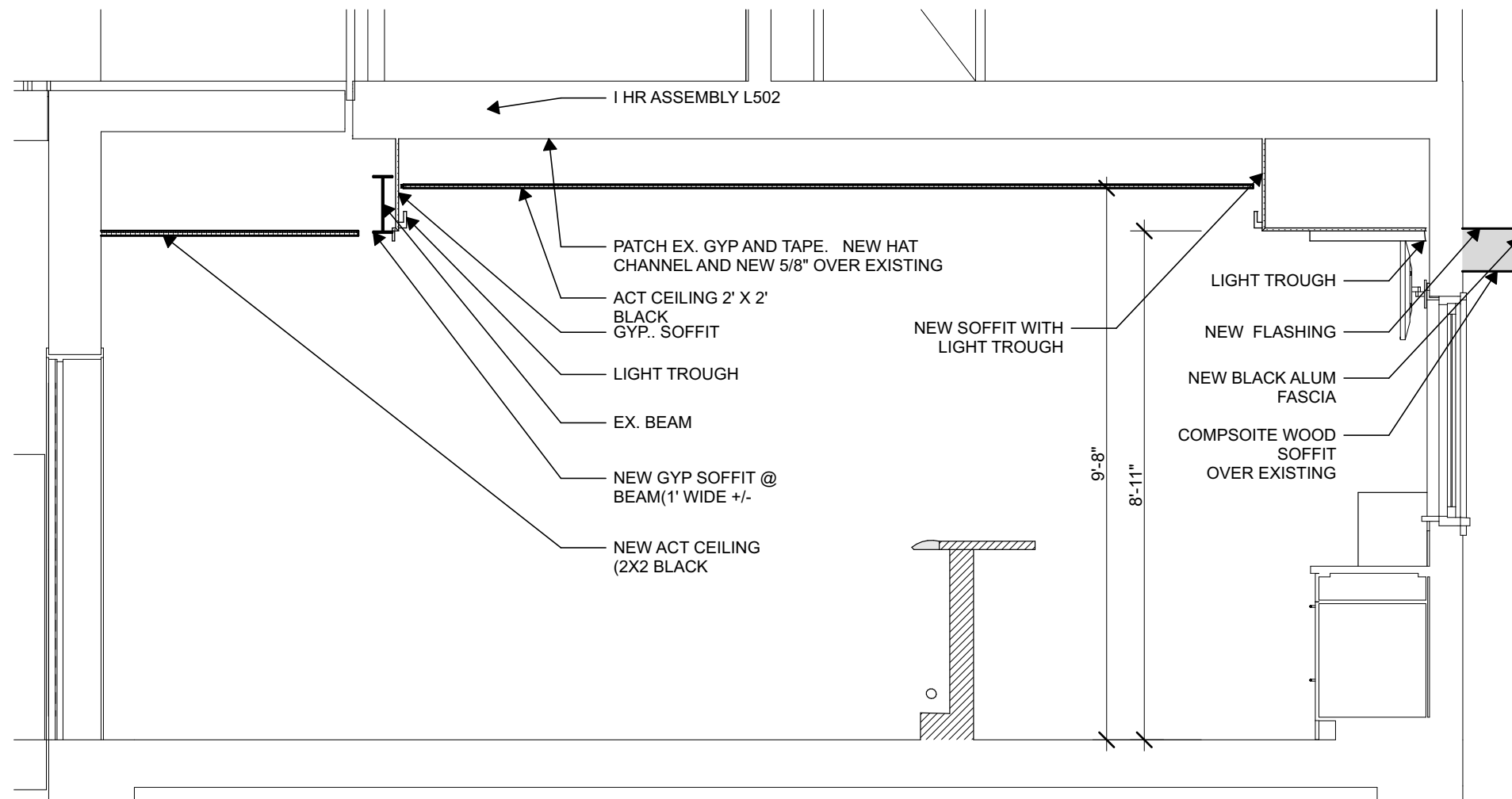
OPTION # 1
ASPIRE
ARCHITECTURE
& DESIGN

ALTERATIONS FOR: for:
SANDEES

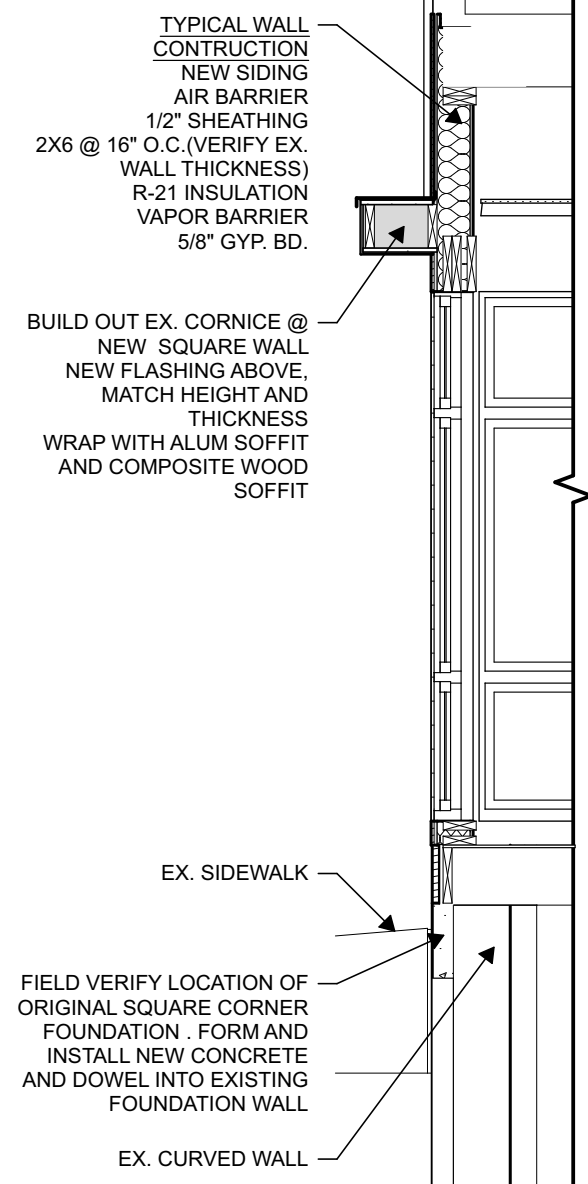
1202 MICHIGAN SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC
920-457-4884
scott@aspirearchitects.com www.aspirearchitects.com

issue 3.30.26
rev. -
18-002
A.20



3 LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"



4 WALL SECTION @ NEW WINDOW
SCALE: 3/8" = 1'-0" OPTION # 1

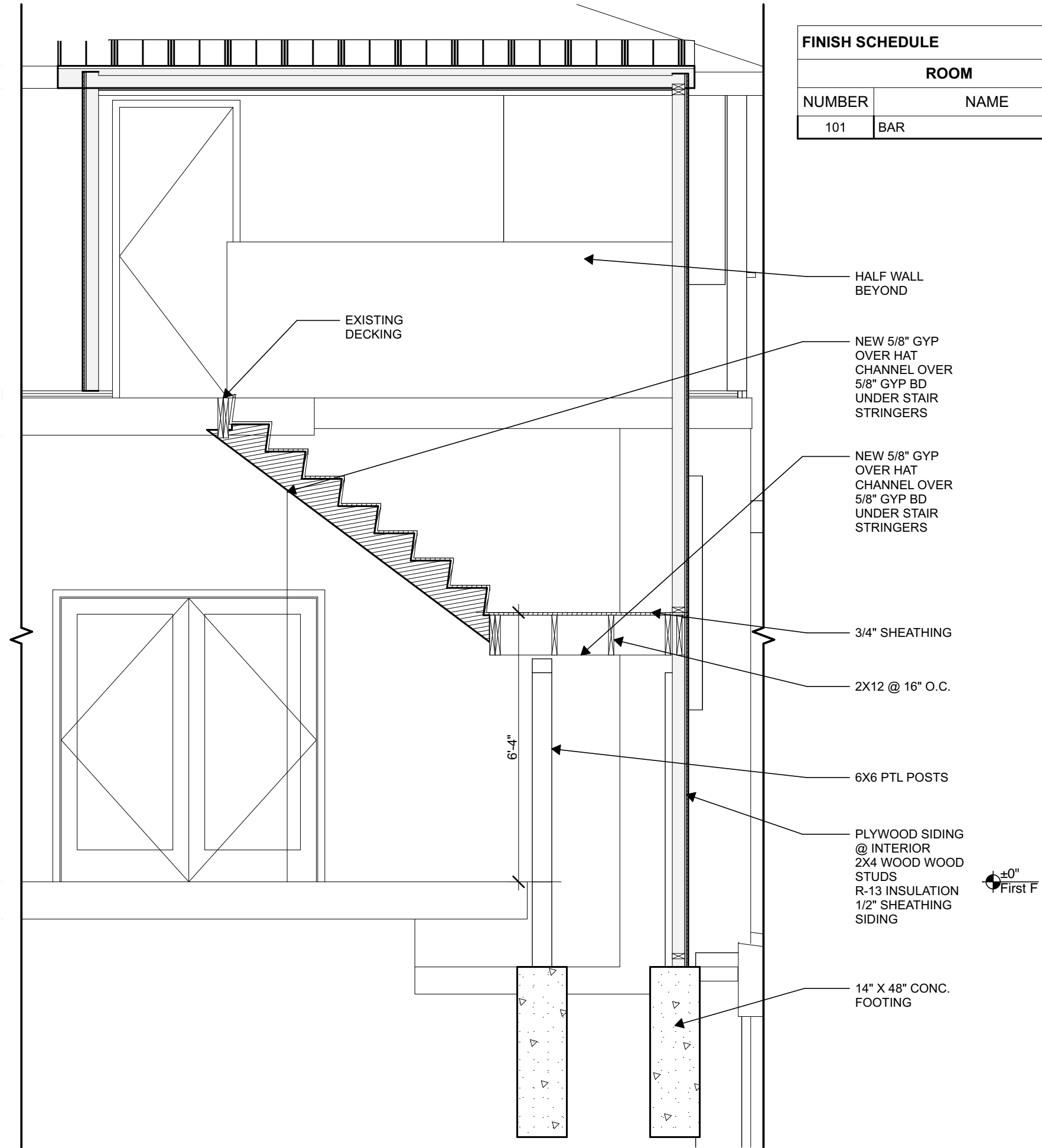
DOOR SCHEDULE											
ID	WIDTH	HEIGHT	TYPE	MATERIAL	FRAME MATERIAL	HEAD DTL.	JAMB DTL.	SILL DTL	HARDWARE	FIRE	REMARKS
4	2'-8"	6'-8"	---	---	---	---	---	---	---	---	---
102	3'-0"	7'-0"		SC WOOD	HM				H-2	Non-Rated	
102	3'-0"	7'-0"		SC WOOD	HM				H-2	Non-Rated	

Window Schedule													
ID	Width	Height	TYPE	FRAME MATERIAL	GLAZING	Coating	HEAD DTL.	JAMB DTL.	SILL DTL,	ACCESSORIES	SCREENS	TEMPERED	REMARKS
W1	2'-6"	3'-6"	Fixed	<Undefined>	Clear	Low-E					<input checked="" type="checkbox"/>	<input type="checkbox"/>	
W2	2'-8"	7'-4"	---	---	---	---	---	---	---	---	---	---	---
W3	3'-4"	7'-4"	---	---	---	---	---	---	---	---	---	---	---
W4	3'-4"	7'-4"	---	---	---	---	---	---	---	---	---	---	---
W6	3'-0"	7'-4"	---	---	---	---	---	---	---	---	---	---	---

ALTERATIONS FOR: for: SANDEES



FINISH SCHEDULE						
ROOM		WALL	FLOOR	CEILING	BASE	NOTES
NUMBER	NAME					
101	BAR	Ptd Gyp. Bd	C.T.	Act 2x2	Tlle	



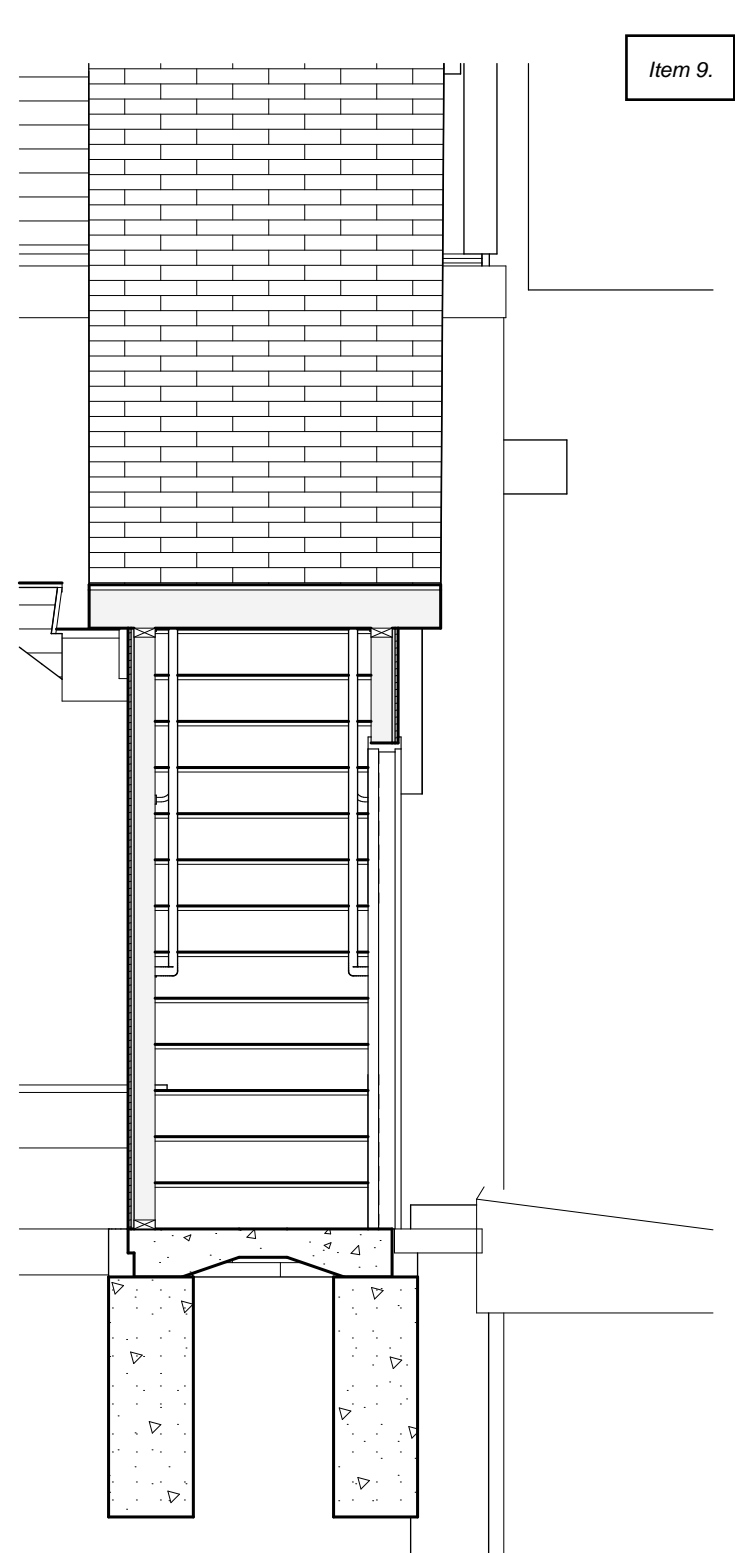
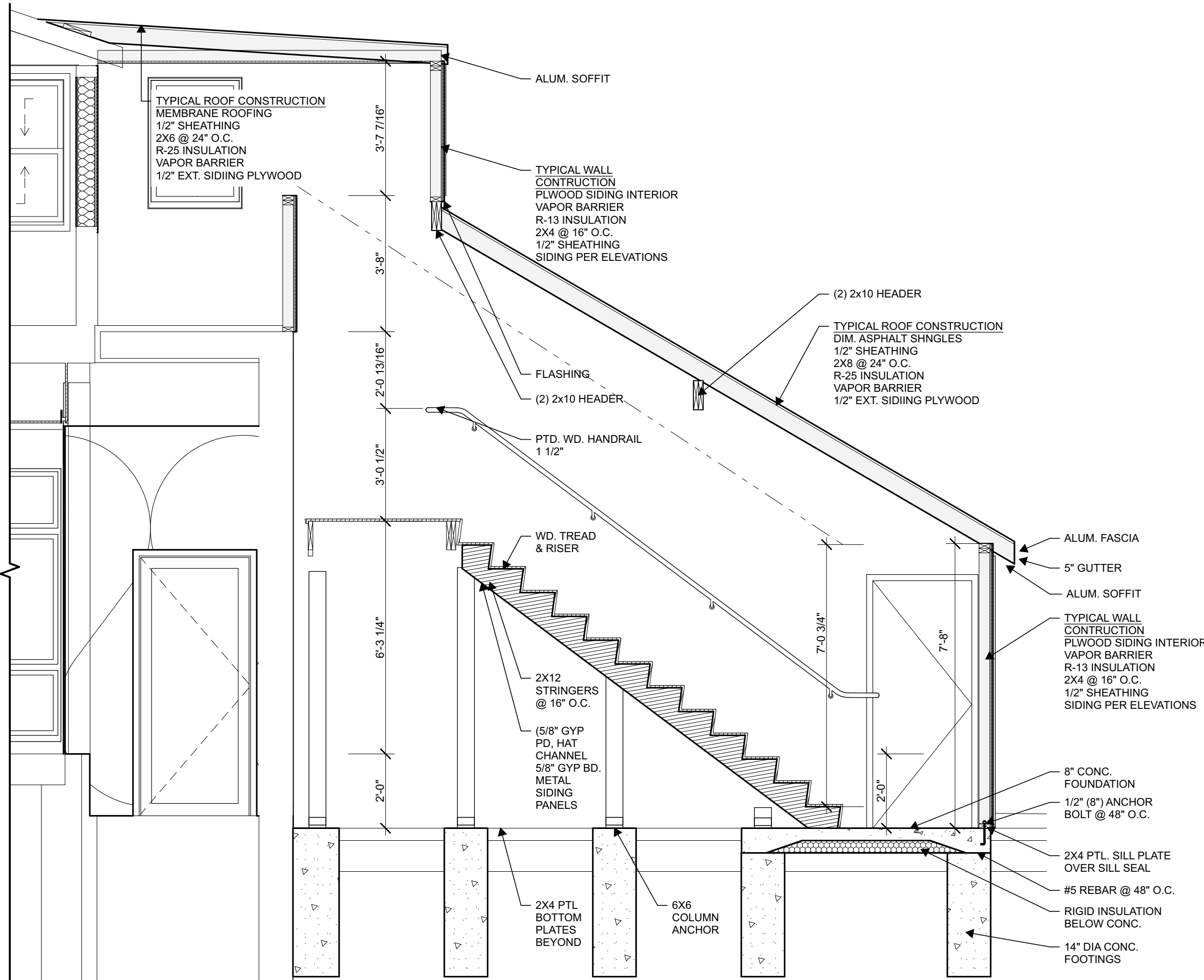
- HALF WALL BEYOND
- NEW 5/8" GYP OVER HAT CHANNEL OVER 5/8" GYP BD UNDER STAIR STRINGERS
- NEW 5/8" GYP OVER HAT CHANNEL OVER 5/8" GYP BD UNDER STAIR STRINGERS
- 3/4" SHEATHING
- 2X12 @ 16" O.C.
- 6X6 PTL POSTS
- PLYWOOD SIDING @ INTERIOR
2X4 WOOD STUDS
R-13 INSULATION
1/2" SHEATHING SIDING
- 14" X 48" CONC. FOOTING

1 WALL SECTION
SCALE: 3/8" = 1'-0"

OPTION # 1



ALTERATIONS FOR: **for: SANDEES**



1 WALL SECTION @ KIT
SCALE: 3/8" = 1'-0"

2 BUILDING SECTION OPTION # 1
SCALE: 3/8" = 1'-0"

ALTERATIONS FOR: for: SANDEES



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Judy Moncree to operate a nonprofit fundraising facility located at 1429 North Avenue. UC Urban Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: April 7, 2025

MEETING DATE: April 14, 2025

APPLICANT PROPOSAL:

Judy Moncree is proposing to operate a nonprofit fundraising facility located at 1429 North Avenue. The applicant states the following:

- The structure is a 2,100 square foot brownstone building with a bathroom and 5 rooms including kitchen/prep area.
- Grill area to the north alley side next to back door, or wherever the City deems.
- The proposed use is for nonprofit fundraising projects selling clothing, household items, food to be sold using grill (cooked), panty for frozen and can good items (free?).
- Free clothing on certain days.

STAFF ANALYSIS:

The use is permitted as special use under the urban commercial zoning district as indoor institutional.

ACTION REQUESTED:


Staff recommends approval of the site plan 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, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of

- any dumpsters and will provide plans that show how the dumpster is to be screened enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
 4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
 5. 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.
 6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
 7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit application and attachments

	CITY OF SHEBOYGAN SPECIAL USE AND SITE PLAN REVIEW APPLICATION	Fee: \$100 _____ Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) <i>Judy Moncree</i>	Authorized Representative	Title <i>Pastor</i>	
Mailing Address <i>1016 Geek Av</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53083</i>
Email Address <i>Jmoncree@aol.com</i>	Phone Number (incl. area code) <i>414-418-8665</i>		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Architect Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
SECTION 4: Contractor Information			
Name			
Mailing Address	City	State	Zip
Email Address	Phone Number (incl. area code)		
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 Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>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>Judy Moncree</i>	Title <i>Overseer</i>	Phone Number <i>414-418-8665</i>	
Signature of Applicant <i>Judy Moncree</i>		Date Signed	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$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:	N/A
Address of Property Affected:	1429 North Avenue
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/> Remodeling: <input type="checkbox"/>

SECTION 7: Brief Description of Type of Structure

Brown Stone Building 2,100sqf
 Bathroom + 5 Rooms Including
 Kitchen Area/ prep Area
 Grill Area to the North Alley
 Side Next TO BACK DOOR OR
 wherever city Deems.

SECTION 8: Description of EXISTING Operation or Use

N/A Closed

SECTION 9: Description of the PROPOSED Operation or Use

NON PROFIT fund Raising projects
 selling clothing, Household Items
 Food to be sold using Grill (cooked)
 pantry For Frozen and Can good Items
 (Free)?
 (free) clothing At/on certain Days

Oneness Ministries
 of the Apostolic Faith

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Carol Theodoroff to operate Theo’s Pizza & Catering, Inc. located 2329 S Business Dr. Urban Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: April 7, 2026

MEETING DATE: April 14, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Carol Theodoroff is proposing to operate Theo’s Pizza & Catering, Inc. located 2329 S Business Dr. The applicant states the following:

- The applicant, Theo’s Pizza & Catering, Inc. (“Theo’s”), which is also the name of the project and tenant, has been a successful and popular operator of a pizza restaurant, catering, and take-out business in the City of Sheboygan, with its current base of operations located at 3329 South Business Drive, Sheboygan, Wisconsin (the “Southtown Mall Location”).
- Carol Theodoroff, the founder and President of Theo’s has successfully grown the business in the community, including significant support of community non-profit activities, a popular dine-in and take-out restaurant, and catering.
- The growth of the business provides an opportunity to add an additional area retail location directly fronting on South Business Drive (instead of in a shopping center) with the opportunity to add wholesale sales and storage to fulfill the interest of area grocery stores in stocking Theo’s frozen pizzas.
- The Subject Site, at 2329 South Business Drive, is zoned UC-Urban Commercial and intended for uses like this and is owned by an affiliate owner, TAT CT, LLC (the “Site Owner”), the property manager of which is Carol’s brother Jim Theodoroff who also operates the adjacent KFC restaurant, and the member of which is Carol’s mother Clara Theodoroff.
- The assembly of pizzas at this location is the same as at the current Southtown Mall Location, with all dough, sauces, and toppings already made off-site, brought to the property in packages, and simply assembled, similar to other area pizza restaurants, like Papa John’s, Little Ceasars, and Faye’s, which have the same zoning.

- The Subject Site has had historic use as a retail and restaurant space with former uses as Art's BBQ, Mars, and Taco Bell.
- The applicant will not be using the drive-thru, deliver driver service, or provide dine-in service at the Subject Site.
- Dine-in customers and food delivery services (such as Eat Street, Door Dash and Uber Eats) will continue to visit the current Southtown Mall Location at 3329 South Business Drive. Therefore, the traffic and parking impact at the Subject Site and the neighborhood is significantly less than prior uses of the Subject Site.
- The Subject Site will employ approximately four (4) employees, with total future employment not to exceed ten (10) employees.
- Customer traffic will be limited due to continued use and promotion of the Southtown Mall Location as the primary location, with no dine-in or drive-thru or food delivery services at the Subject Site, and will be limited to those customers who prefer to pick up their own take-away pizza during the hours that the Subject Site retail counter is open.
- Hours of business operation at the Subject Site will be not earlier than 9:00AM and not later than 8:00PM, with retail counter hours more limited and dependent upon customer demand.
- The products sold from the Subject Site will include items on the current Theo's menu and related food retail (including spices, flavors, and sauces) and restaurant items.
- The Subject Site is 200 feet (side yard) by 144 feet (street frontage and rear yard) or 28,800 square feet.
- The building setbacks are more than required, with 66.7 feet from the street frontage, 63 feet from the northeast side, 45 feet from the southwest side (operated by the affiliate KFC), and 75 feet from the rear yard.
- An existing fence provides privacy screening from the residential apartments southeast of the Subject Site.
- The trash dumpster is contained in an enclosure.
- The building is 2,100 square feet and has a newly painted white stucco exterior, with black metal shingle roof, and has a single stylized architectural arch feature on the front of the building.
- The building and grounds are suitable with and consistent with the neighboring parcels.
- The exterior of the Subject Site provides thirty-five (35) parking stalls with handicapped parking stalls.
- No additional exterior renovations or changes are planned or requested.
- No exceptions or variances are required or requested for the Subject Site.
- Sheboygan County has confirmed that it will defer to the State of Wisconsin Food and Health inspectors due to the continuation of Theo's existing business at a second location. The State of Wisconsin Food and Health inspectors will be inspecting the interior premises for compliance after the installation of remaining additional equipment.
- The remaining equipment is available for delivery to and installation at the Subject Site and will be delivered and installed immediately after the issuance of the Conditional Use Permit by the City.
- Therefore, the timeline is (1) issuance of the City CUP, (2) delivery and installation of remaining food related equipment, (3) State of Wisconsin inspection, and (4) open for business, all as soon as possible.
- The Subject Site was selected due to the appropriate use on South Business Drive, the sufficiency of the existing building without an exterior remodeling, the affiliation of

the Site Owner, the existing compliance with setback, traffic and parking requirements, and the presence of a commercial kitchen in the building at the premises.

- The Conditional Use of wholesale storage and sales of frozen pizzas is consistent with the existing use of the neighboring area for retail restaurant businesses and complements the proposed retail operation of the Subject Site.
- The proximity to the Southtown Mall Location (less than 1-½ miles away) enables the necessary expansion of the Theo's business without losing on-site management supervision and oversight at both locations and provides the needed floor area of the building at the Subject Site to increase the business operations to meet the demand.
- The activity of making pizzas from dough, sauces, and toppings already made off-site by vendors and brought to the property in packages (as an accessory CUP use) is the same as at other pizza restaurants. Pizzas will be made more efficiently to enable Theo's to conduct wholesale sales of its successful frozen pizzas.
- Wholesale delivery and distribution operations of the pizzas will be limited in impact with vehicles no larger than mini-van automobiles.
- The impact of operations under the CUP on the neighborhood will be less than prior uses and will result in no adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights of way.
- This is a consistent use of the Subject Site and all utilities and services by public agencies are sufficient.

STAFF COMMENTS:

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

ACTION REQUESTED:


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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.


6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. 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.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal.
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. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

	CITY OF SHEBOYGAN	Fee: \$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) Theo's Pizza & Catering, Inc.		Authorized Representative Carol Theodoroff	
Mailing Address 1424 Ashland Ave.		City Sheboygan	Title President
Email Address cmtheo3@gmail.com		State WI	ZIP Code 53081
		Phone Number (incl. area code) (920) 254-0905	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) TAT CT LLC		Contact Person James P. Theodoroff	
Mailing Address 1434 South 12th Street		City Sheboygan	Title Property Manager; Managing Agent
Email Address kfcsheboy@aol.com		State WI	ZIP Code 53081
		Phone Number (incl. area code) (920) 207-4827	
SECTION 3: Project or Site Location			
Project Address/Description 2329 South Business Drive		Parcel No. 59281-416920	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Theo's Pizza & Catering, Inc.	
Existing Zoning:		Urban Commercial District (UC)	
Present Use of Parcel:		Restaurant (Take-out restaurant use has been historic use as well)	
Proposed Use of Parcel:		105-450(a)(5) indoor sales, (c)(11) indoor storage and wholesaling, (d)(3)(d) accessory pizza assembly	
Present Use of Adjacent Properties:		(SW) KFC (affiliate) and McD;(NE) Dollar Loan Retail & Aurora park lot;(SE) multi-fam res;(NW) RR	
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) James P. Theodoroff of TAT CT LLC		Title Property Mgr/Managing Agent	Phone Number (920) 207-4827
Signature of Applicant 		Date Signed March 20, 2025	

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.

Theo's Pizza & Catering, Inc.
Conditional Use Permit Application
2329 South Business Drive, City of Sheboygan

INTRODUCTION: The applicant, Theo's Pizza & Catering, Inc. ("Theo's"), which is also the name of the project and tenant, has been a successful and popular operator of a pizza restaurant, catering, and take-out business in the City Sheboygan, with its current base of operations located at 3329 South Business Drive, Sheboygan, Wisconsin (the "Southtown Mall Location"). Carol Theodoroff, the founder and President of Theo's has successfully grown the business in the community, including significant support of community non-profit activities, a popular dine-in and take-out restaurant, and catering. The growth of the business provides an opportunity to add an additional area retail location directly fronting on South Business Drive (instead of in a shopping center) with the opportunity to add wholesale sales and storage to fulfill the interest of area grocery stores in stocking Theo's frozen pizzas. The Subject Site, at 2329 South Business Drive, is zoned UC-Urban Commercial and intended for uses like this and is owned by an affiliate owner, TAT CT, LLC (the "Site Owner"), the property manager of which is Carol's brother Jim Theodoroff who also operates the adjacent KFC restaurant, and the member of which is Carol's mother Clara Theodoroff. The assembly of pizzas at this location is the same as at the current Southtown Mall Location, with all dough, sauces, and toppings already made off-site, brought to the property in packages, and simply assembled, similar to other area pizza restaurants, like Papa John's, Little Caesars, and Faye's, which have the same zoning.

SITE USE AND OPERATION: The Subject Site has had historic use as a retail and restaurant space with former uses as Art's BBQ, Mars, and Taco Bell. The applicant will not be using the drive-thru, delivery driver service, or provide dine-in service at the Subject Site. Dine-in customers and food delivery services (such as Eat Street, Door Dash and Uber Eats) will continue to visit the current Southtown Mall Location at 3329 South Business Drive. Therefore, the traffic and parking impact at the Subject Site and the neighborhood is significantly less than prior uses of the Subject Site. The Subject Site will employ approximately four (4) employees, with total future employment not to exceed ten (10) employees. Customer traffic will be limited due to continued use and promotion of the Southtown Mall Location as the primary location, with no dine-in or drive-thru or food delivery services at the Subject Site, and will be limited to those customers who prefer to pick up their own take-away pizza during the hours that the Subject Site retail counter is open. Hours of business operation at the Subject Site will be not earlier than 9:00AM and not later than 8:00PM, with retail counter hours more limited and dependent upon customer demand. The products sold from the Subject Site will include items on the current Theo's menu and related food retail (including spices, flavors, and sauces) and restaurant items.

SUBJECT SITE AND DIMENSIONS: A certified survey map is provided with this application. The Subject Site is 200 feet (side yard) by 144 feet (street frontage and rear yard) or 28,800 square feet. The building setbacks are more than required, with 66.7 feet from the street

frontage, 63 feet from the northeast side, 45 feet from the southwest side (operated by the affiliate KFC), and 75 feet from the rear yard. An existing fence provides privacy screening from the residential apartments southeast of the Subject Site. The trash dumpster is contained in an enclosure. The building is 2,100 square feet and has a newly painted white stucco exterior, with black metal shingle roof, and has a single stylized architectural arch feature on the front of the building. The building and grounds are suitable with and consistent with the neighboring parcels. The exterior of the Subject Site provides thirty-five (35) parking stalls with handicapped parking stalls. No additional exterior renovations or changes are planned or requested. No exceptions or variances are required or requested for the Subject Site.

TIMING OF OPERATIONS: Sheboygan County has confirmed that it will defer to the State of Wisconsin Food and Health inspectors due to the continuation of Theo's existing business at a second location. The State of Wisconsin Food and Health inspectors will be inspecting the interior premises for compliance after the installation of remaining additional equipment. The remaining equipment is available for delivery to and installation at the Subject Site and will be delivered and installed immediately after the issuance of the Conditional Use Permit by the City. Therefore, the timeline is (1) issuance of the City CUP, (2) delivery and installation of remaining food related equipment, (3) State of Wisconsin inspection, and (4) open for business, all as soon as possible.

RATIONALE FOR SUBJECT SITE: The Subject Site was selected due to the appropriate use on South Business Drive, the sufficiency of the existing building without any exterior remodeling, the affiliation of the Site Owner, the existing compliance with setback, traffic and parking requirements, and the presence of a commercial kitchen in the building at the premises. The Conditional Use of wholesale storage and sales of frozen pizzas is consistent with the existing use of the neighboring area for retail restaurant businesses and complements the proposed retail operation of the Subject Site. The proximity to the Southtown Mall Location (less than 1-1/2 miles away) enables the necessary expansion of the Theo's business without losing on-site management supervision and oversight at both locations and provides the needed floor area of the building at the Subject Site to increase the business operations to meet the demand. The activity of making pizzas from dough, sauces, and toppings already made off-site by vendors and brought to the property in packages (as an accessory CUP use) is the same as at other pizza restaurants. Pizzas will be made more efficiently to enable Theo's to conduct wholesale sales of its successful frozen pizzas. Wholesale delivery and distribution operations of the pizzas will be limited in impact with vehicles no larger than mini-van automobiles. The impact of operations under the CUP on the neighborhood will be less than prior uses and will result in no adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights of way. This is a consistent use of the Subject Site and all utilities and services by public agencies are sufficient.

REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS



Hinze Bruggink LLC.

OUR FOCUS IS YOU

2602 North Fifteenth St.
Sheboygan, Wisconsin 53083

www.hinzebrugginkllc.com
920.458.5921

Survey Prepared for: KENTUCKY FRIED CHICKEN
Survey Address: 2329 SOUTH BUSINESS DRIVE
CITY OF SHEBOYGAN

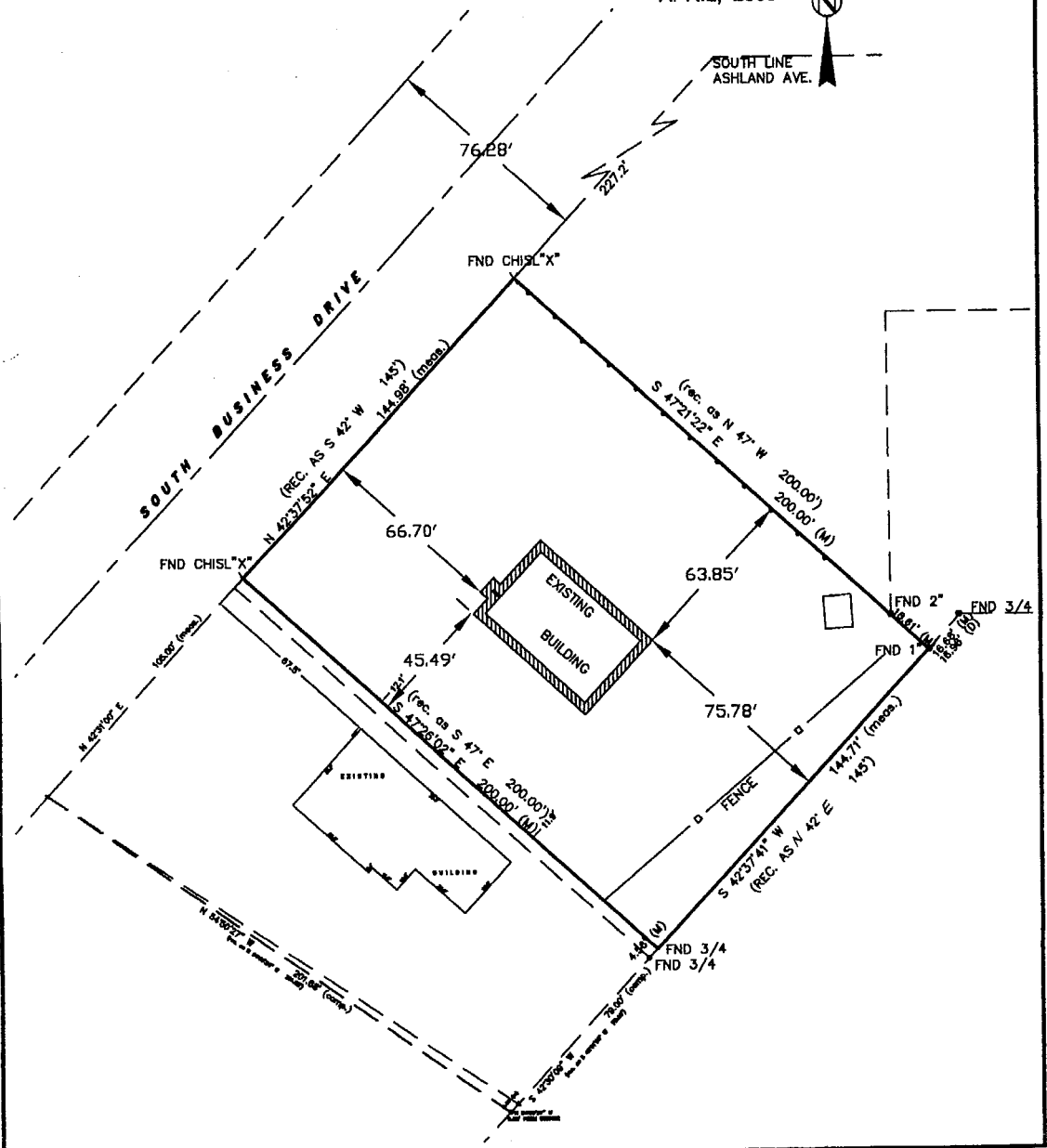
Description: SOUTH SHEBOYGAN PART OF LOT "A" DECS. AS: PART OF THE N/E 1/4 OF SECTION 34, T. 15 N. R. 23 E. COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF ASHLAND AVE. AND THE SOUTHEASTERLY LINE OF SOUTH BUSINESS DRIVE, THENCE S 42-00-00 W, ALONG THE EASTERLY LINE OF SOUTH BUSINESS DRIVE, 227.2 TO THE POINT OF BEGINNING THENCE S 42-00-00 W 145.00', THENCE S 47-00-00 E 200.00', THENCE N 42-00-00 E 145.00', THENCE N 47-00-00 W 200.00' TO THE POINT OF BEGINNING, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

PARCLE #: : 59281416920

APRIL, 2008



Scale: 1" = 50'



SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

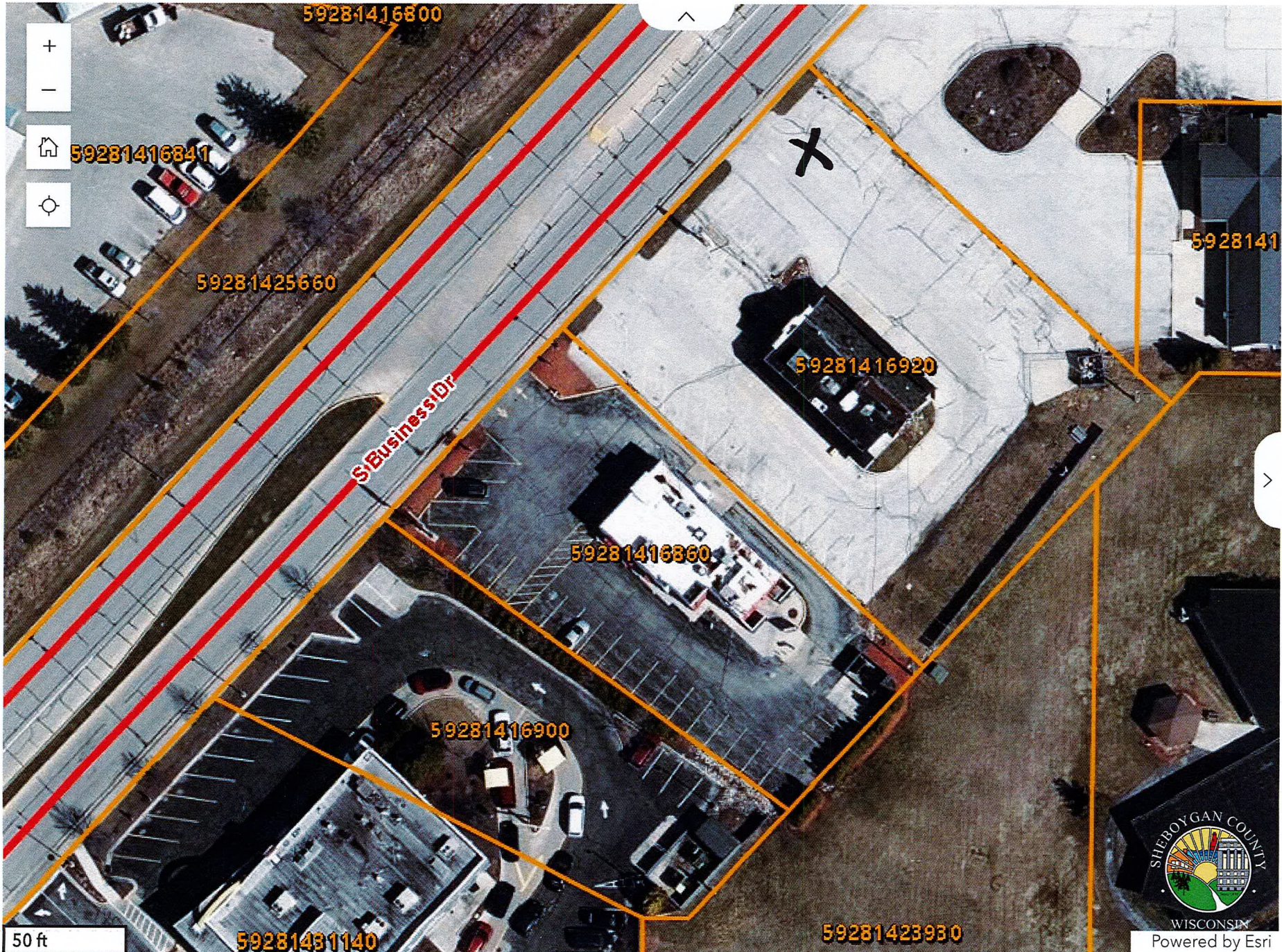
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

Craig J. Hualbeus
SURVEYOR

Sheboygan County I-

Q TAT CT LLC

Item 11.



Map navigation controls:

- Zoom in (+)
- Zoom out (-)
- Home icon
- Location icon

Vertical navigation controls:

- Home icon
- Search icon
- 10 circular selection buttons
- Next/Previous arrow buttons









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Gerald M. Poss Jr. to operate a Coffee Roaster located 1133 Indiana Avenue. Central Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: April 7, 2026

MEETING DATE: April 14, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Trail Magic Coffee Roaster, LLC is proposing to operate a coffee roaster located 1133 Indiana Avenue. The applicant states the following:

- I am leasing approximately 400 square feet of space in the existing building on the corner of 1133 Indiana Avenue and 12th street in Sheboygan, WI. This location is owned by Niki Reynolds who leases out space within the building to various other small businesses.
- The space I will lease is on the second floor of this building and was originally built out and used as a commercial kitchen. I will build the space out as a commercial kitchen to roast and package coffee and meet State of Wisconsin Health Department guidelines for coffee roasters.
- The space itself is approximately 400 square feet. The walls are covered with a smooth and easily cleanable surface. There is a handwashing sink and a large commercial vent hood installed in the space. All the necessary plumbing is available in the space. The floor is tiled and easy to clean. This building provides ample utilities and other amenities such as men's and women's bathrooms, extra storage space, a janitorial closet for cleaning, plenty of lighting and easy access for unloading and loading of supplies.
- I will contract with a local plumber to install a three-compartment stainless steel sink and a local electrician for my electrical needs. My electrical will be a 240V/30amp plug to power my electric coffee roaster and various 120V/ 20amp plugs for other small appliances. Proper fire suppression equipment will be installed for fire safety.
- The coffee roaster itself roasts three pounds of coffee per batch. I will use the existing vent hood to exhaust smoke created by the roasting process to the outside of the

building. I primarily roast on Mondays and Tuesdays and package, deliver, or sell farmers markets remaining weekdays.

- The roasting operation will be closed to the general public, and its primary use is for production only. As of now I am the sole employee. I will park my work van in space provided alongside the building on 12th Street.
- As the project progresses, I will be working with the City of Sheboygan building inspector to meet all compliance and safety concerns of the City of Sheboygan. After the completed space is built out and approved by the building inspector, I will have a State of Wisconsin Health Department inspection and ready to roast and package my coffee for sale to the general public.

STAFF COMMENTS:

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

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. 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.
8. 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).
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. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Fee: \$250.00 _____

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Trail Magic Coffee Roasters LLC		Authorized Representative Gerald M Poss Jr		Title Owner/Roaster	
Mailing Address 3135 Basswood Lane		City Richfield		State WI	ZIP Code 53076
Email Address info@tmcoffeeasters.com			Phone Number (incl. area code) (608) 445-1168		

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

Applicant Name (Ind., Org. or Entity)		Contact Person Niki Reynolds		Title Owner	
Mailing Address 522 Niagra Ave		City Sheboygan		State WI	ZIP Code 53081
Email Address Niki.einer@gmail.com			Phone Number (incl. area code) (920) 946-0822		

SECTION 3: Project or Site Location

Project Address/Description 1133 Indiana Ave, Floor 2, Sheboygan, WI	Parcel No. N/A
---	-------------------

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Trail Magic Coffee Roasters LLC
Existing Zoning:	Central Commercial
Present Use of Parcel:	existing commercial building, spaces leased to small businesses.
Proposed Use of Parcel:	Coffee roasting and packaging
Present Use of Adjacent Properties:	N/A

SECTION 5: Certification and Permission

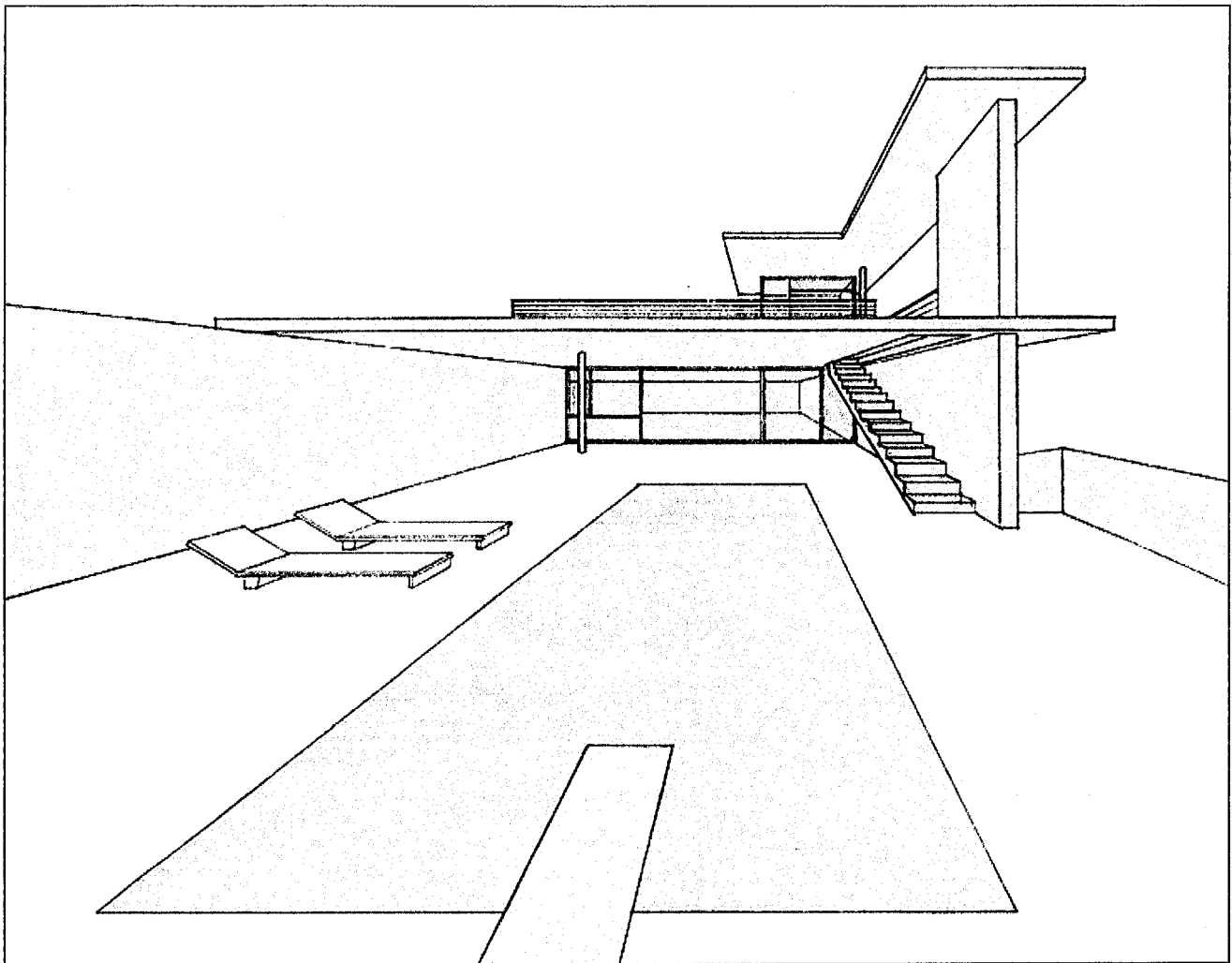
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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) Niki Reynolds	Title Owner	Phone Number (920) 946-0822
Signature of Applicant 		Date Signed March 5, 2026

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.

TRAIL MAGIC COFFEE ROASTERS LLC



Project Proposal

Prepared for: City of Sheboygan Planning and Development

Prepared by: Gerald M. Poss, Jr. Owner/Roaster

March 4, 2026

TRAIL MAGIC COFFEE ROASTERS LLC

EXECUTIVE SUMMARY

Objective

To operate a small commercial coffee roasting and packaging business at 1133 Indiana Ave., Sheboygan, WI.

Project Outline

I am leasing approximately 400 square feet of space in the existing building on the corner of 1133 Indiana Avenue and 12th street in Sheboygan, WI. This location is owned by Niki Reynolds whom leases out space within the building to various other small businesses.

The space I will lease is on the second floor of this building and was originally built out and used as a commercial kitchen. I will build the space out as a commercial kitchen to roast and package coffee and meet State of Wisconsin Health Department guidelines for coffee roasters.

The space itself is approximately 400 square feet. The walls are covered with a smooth and easily cleanable surface. There is a handwashing sink and a large commercial vent hood installed in the space. All the necessary plumbing is available in the space. The floor is tiled and easy to clean. This building provides ample utilities and other amenities such as mens and women's bathrooms, extra storage space, a janitorial closet for cleaning, plenty of lighting and easy access for unloading and loading of supplies.

I will contract with a local plumber to install a three compartment stainless steel sink and a local electrician for my electrical needs. My electrical will be a 240V/30amp plug to power my all electric coffee roaster and various 120V/20amp plugs for other small appliances. Proper fire suppression equipment will be installed for fire safety.

The coffee roaster itself roasts three pounds of coffee per batch. I will use the existing vent hood to exhaust smoke created by the roasting process to the outside of the building. I primarily roast on Mondays and Tuesdays and package, deliver, or sell at farmers markets remaining week days.

The roasting operation will be closed to the general public and its primary use is for production only. As of now I am the sole employee. I will park my work van in space provided along side the building on 12th Street.

As the project progresses I will be working with the City of Sheboygan building inspector to meet all compliance and safety concerns of the City of Sheboygan. After the completed space is built out and approved by the building inspector I will have a State of Wisconsin Health Department inspection and ready to roast and package my coffee for sale to the general public.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Harvest Street LLC to operate Harvest Street food trailer and commercial kitchen located 1821 Cooper Avenue. Urban Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: April 7, 2026

MEETING DATE: April 14, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Harvest Street LLC is proposing to operate Harvest Street food trailer and commercial kitchen located 1821 Cooper Avenue. The applicant states the following:

- The existing use of the building was an auto repair shop.
- The Harvest Street trailer will operate with a conditional use permit to sell food from the driveway, while the commercial building will operate with a commercial indoor/outdoor entertainment use. This site was selected due to the location and the existing building layout being ideal for operational support for the food trailer.
- We would be selling prepared food for takeout or a small dine in outdoor area.
- One employee (cashier) and the business owner is all that is required to run the operation.
- Proposed hours of service would be lunch 10 AM - 3 PM and 4-9 PM.
- We expect to server 40 people per service.
- The food service schedule will change.
- The main focus of Harvest Street would still remain off site mobile sales at food truck nights, community events, and private events.
- We would place 2 to 3 outdoor tables in the southwest corner of the property for customers that would like to eat their food on site.
- The service window for the good trailer will be within the property lines not facing the sidewalk.
- The trailer will be parked on the west side of the driveway, with a 30-amp outlet installed on the exterior northwest corner of the building. This will eliminate the need for a generator to operate eliminating potential noise nuisances.
- The trailer will also be utilizing fresh and wastewater disposal from the building.

- The trailer dimensions are 8 ½' wide x 24' long (trailer tongue included).
- We plan on running year-round, with service days declining November through March and being takeout only.
- We have a signed service agreement with Harter's Lakeside Disposal to provide waste removal services on a weekly basis. The dumpster is located on the backside of the building with a screened fence in area.
- The property is located on the corner of Calumet Drive and Cooper Avenue, and Kohls Court providing ample off-street parking.
- Total parcel size is 5532 ft.², lot acreage 0.13 acres.
- Building footprint is 1478 ft.².
- Parking area is approximately 4554 ft.².
- Remaining usable parking area minus the trailer parking area 3850 ft² or 0.088 acres. We do not plan on having designated parking stalls, unless required by zoning.
- The building will be renovated into a commercial kitchen to support the Harvest Street mobile food.
- Exterior changes include painting and replacing a box light sign face using the existing frame and electrical.
- There are a number of food service businesses in the immediate area, which would make Harvest Street compatible.

STAFF COMMENTS:

It appears that the food truck's location should not have any major impacts on pedestrian or vehicular traffic.

Applicant is requesting an exception to operate the food truck permanently from the site – temporary stands are permitted to operate 12 days a year.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. Food truck shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances (vision triangle requirements of Section 105-928 of the City of Sheboygan Zoning Ordinance).
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
5. All outdoor storage of materials, products or equipment shall be prohibited.

6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. 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.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal.
10. 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.).
11. Absolutely no portion of the 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.
12. Applicant shall adequately monitor/regulate and maintain this property.
13. In no instance shall the food trailer create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issues arise, the Plan Commission may again review the conditional use permit.
14. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
 A1.0 FLOOR PLAN

**BUILDING & FIRE AREA
 SQUARE FOOTAGES**

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	1,450 S.F.	0 S.F.	1,450 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	1,450 S.F.	0 S.F.	1,450 S.F.
REMODEL AREA TOTALS		FINISHES ONLY	

BUILDING CODE ANALYSIS

APPLICABLE CODES
 2021 International Building Code (w/ WI Amendments)
 ASHRAE Standard 90.1-2013 or 2015 IECC
 2021 IEBC (Level 1 Alteration)

OCCUPANCY
 F-1
 Commercial Prep Kitchen

 Incidental Use

 High-Piled Combustible Storage NO
 Hazardous Materials NO
 Multiple Control Areas NO

CONSTRUCTION TYPE
 Construction Classification VB

FIRE PROTECTION SYSTEMS
 Assumed Sprinkler Type NONE
 Kitchen Hood Suppression YES

MEANS OF EGRESS
 Occupant Load 12
 Panic Hardware NO

MECHANICAL SYSTEMS
 NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
 NO BOILERS OVER 15PSI AND 10 HORSEPOWER



CONCEPTUAL SITE PLAN
 1" = 20'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE, AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION. EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



TONY TISLAU
 W2013 FAIRFIELD LN.
 SHEBOYGAN, WI 53083
 920-889-0707
 tistaudesign@gmail.com

Revision	Description	Date
1	Revision 1	
2	Revision 2	
3	Revision 3	
4	Revision 4	
5	Revision 5	
6	Revision 6	

Client:
MARC LUECKE

Project Description:
HARVEST STREET
 1821 COOPER AVE. SHEBOYGAN, WI 53083

Drawing Description:
CONCEPTUAL SITE PLAN

Project Number	2608
Date	3.14.26
Drawn By	TT
Checked By	
Drawing No.	

C1.0



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

Review Date: _____

Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Harvest Street LLC		Authorized Representative Marc Luecke	
		Title Owner	
Mailing Address 1904 Appletree Road		City Howards Grove	State WI
		ZIP Code 53083	
Email Address harveststreetfoodtruck@gmail.com		Phone Number (incl. area code) 920-782-0187	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
		Title	
Mailing Address		City	State
		ZIP Code	
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 1821 Cooper Ave Sheboygan WI 53083			Parcel No. 59281621490
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Harvest Street Properties, LLC	
Existing Zoning:		Urban Commercial	
Present Use of Parcel:		Auto repair shop	
Proposed Use of Parcel:		Indoor/Outdoor commercial entertainment	
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) Marc Luecke		Title Owner	Phone Number 920-782-0187
Signature of Applicant <i>Marc Luecke</i>		Date Signed 3-13-26	

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

- A. Conditional use permit for Harvest Street
- B. The existing use of the building was an auto repair shop.
- C. The Harvest Street trailer will operate with a conditional use permit to sell food from the driveway, while the commercial building will operate with a commercial indoor/outdoor entertainment use. This site was selected due to the location and the existing building layout being ideal for operational support for the food trailer.
- D. We would be selling prepared food for takeout or a small dine in outdoor area.
- E. One employee (cashier) and the business owner is all that is required to run the operation.
- F. Proposed hours of service would be lunch 10 AM-3 PM and 4-9 PM. We expect to serve 40 people per service. The food service schedule will change. The main focus of Harvest Street would still remain off site mobile sales at food truck nights, community events, and private events. We would place 2 to 3 outdoor tables in the southwest corner of the property for customers that would like to eat their food on site. The service window for the food trailer will be within the property lines not facing the sidewalk.
- G. The trailer will be parked on the west side of the driveway, with a 30 amp outlet installed on the exterior northwest corner of the building. This will eliminate the need for a generator to operate eliminating potential noise nuisances. The trailer will also be utilizing fresh and waste water disposal from the building. The trailer dimensions are 8 1/2' wide x 24' long (trailer tongue included).
- H. We plan on running year-round, with service days declining November through March and being takeout only.
- I. We have a signed service agreement with Harter's Lakeside Disposal to provide waste removal services on a weekly basis. The dumpster is located on the backside of the building with a screened fenced in area.
- J. The property is located on the corner of Calumet Avenue, Cooper Street, and Kohls Court providing ample offstreet parking.
- K. Total parcel size is 5532 ft.², lot acreage 0.13 acres. Building footprint is 1478 ft.². Parking area is approximately 4554 ft.². Remaining usable parking area minus the trailer parking area 3850 ft.² or 0.088 acres. We do not plan on having designated parking stalls, unless required by zoning.
- L. The building will be renovated into a commercial kitchen to support the Harvest Street mobile food
- M. Exterior changes include painting and replacing a box light sign face using the existing frame and electrical.
- N. There are a number of food service businesses in the immediate area, which would make Harvest Street compatible.

CITY OF SHEBOYGAN
GENERAL ORDINANCE 41-25-26

BY ALDERPERSON CLOSE.

APRIL 8, 2026.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel Nos. 59281636511 and 59281636512, Rolling Meadows Drive and N. 29th Street, Sheboygan, WI from Class Suburban Residential 3 to Class Estate Residential 1 Classification.

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

SECTION 1: AMENDMENT Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby *amended* as follows:

The Official Zoning Map of the City of Sheboygan is hereby amended with regard to the following described lands and the Use District Classification for those same lands is hereby amended from Class Suburban Residential 3 to Class Estate Residential 1 Classification:

Property located at Rolling Meadows Drive and N. 29th Street, Sheboygan, WI - Parcel Nos. 59281636511 and 59281636512:

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

OUTLOT 3 CSM V32 P86-89 #2178447, PRT SW SE SEC 4.

OUTLOT 2 CSM V32 P86-89 #2178447, PRT SE SE SEC 4.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of Sheboygan

Meredith DeBruin, City Clerk, City of Sheboygan

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 105.996)
Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of **\$200** (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: Eastern Pines LLC - Joshua L Posthuma PHONE NO.: (920) 226-4062
 ADDRESS: 25 E Union Ave, Cedar Grove, WI 53013 E-MAIL: josh@postumahomes.com
 OWNER OF SITE: Eastern Pines LLC PHONE NO.: (920) 226-4062

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Rolling Meadows Dr & N 29th St

LEGAL DESCRIPTION: OUTLOT 3 CSM V32 P86-89 #2178447, PRT SW SE SEC 4.

OUTLOT 2 CSM V32 P86-89 #2178447, PRT SE SE SEC 4.

PARCEL NO. 59281636511 & 59281636512 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: SR-3

PROPOSED ZONING DISTRICT CLASSIFICATION: ER-1

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

Agricultural

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____

Proposed 39 lot, single-family residential development.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? _____

It creates a development that has less impact on current environmental conditions within the property. The proposed change

_____ would allow for less density which in turn has greater ability to maintain the existing environmental conditions.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: _____

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? _____

It's a more suitable zoning for the proposed residential development.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

It adds desirable single-family residential building lots to the City of Sheboygan.

4. 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

03/17/2026

DATE

Eastern Pines LLC - Joshua L Posthuma

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

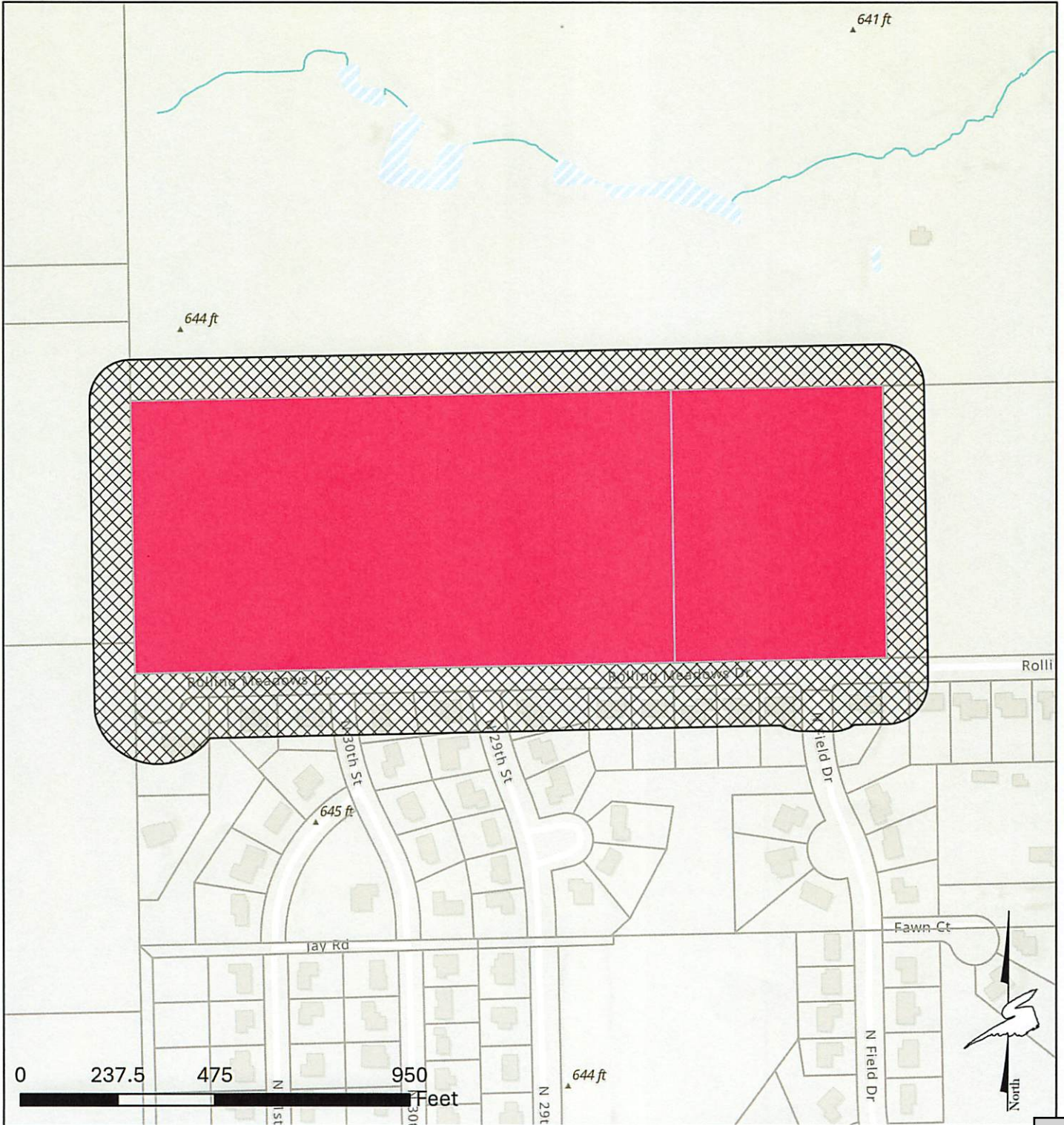
A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 100 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



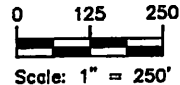
PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 3 TO ESTATE RESIDENTIAL 1

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST
OUTLOT 3 CSM V32 P86-89 #2178447, PRT SW SE SEC 4.
AND
OUTLOT 2 CSM V32 P86-89 #2178447, PRT SE SE SEC 4.



CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4,
T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.



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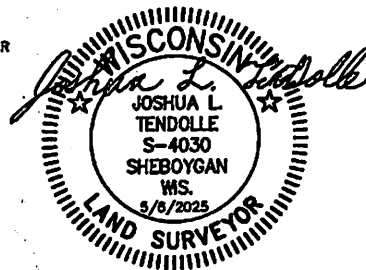
FILE No.: 2025027# DATE: 5/8/2025 PAGE: 1 OF 4

NOTES:

OWNER AND SUBDIVIDER 1: CHESTER A. BAHR & LUANN BAHR
OWNER AND SUBDIVIDER 2: DALE A. BAHR & VICKY BAHR

BEARINGS ARE BASED ON THE EAST LINE OF
THE SE 1/4 OF SECTION 4, T15N, R23E, AS
BEING N0°45'40"W PER THE SHEBOYGAN
COUNTY COORDINATE SYSTEM.

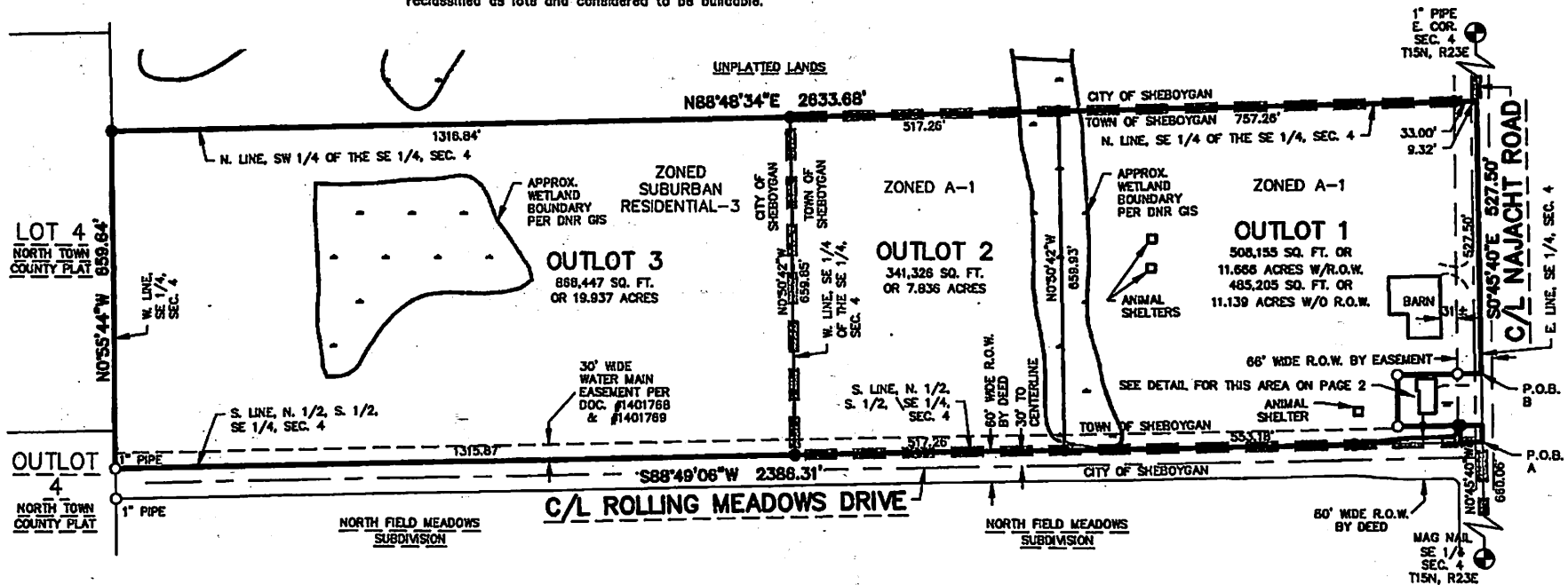
As no soil tests have been completed on the
following lots, they are deemed as outlots. Outlots
1, 2, 3 & 4 are considered unbuildable by the
Sheboygan County Planning and Conservation
Department. If soil tests are received which depict
areas suitable for a private onsite wastewater
treatments system then the outlots will be
reclassified as lots and considered to be buildable.



This instrument was drafted by Joshua L. TenDolle.



- #### LEGEND
- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
 - = Found Iron Pipe
 - ⊕ = Section Corner Monument
 - (XXX) = Recorded Dimension
 - ▬ = Municipal Boundary



CERTIFIED SURVEY MAP

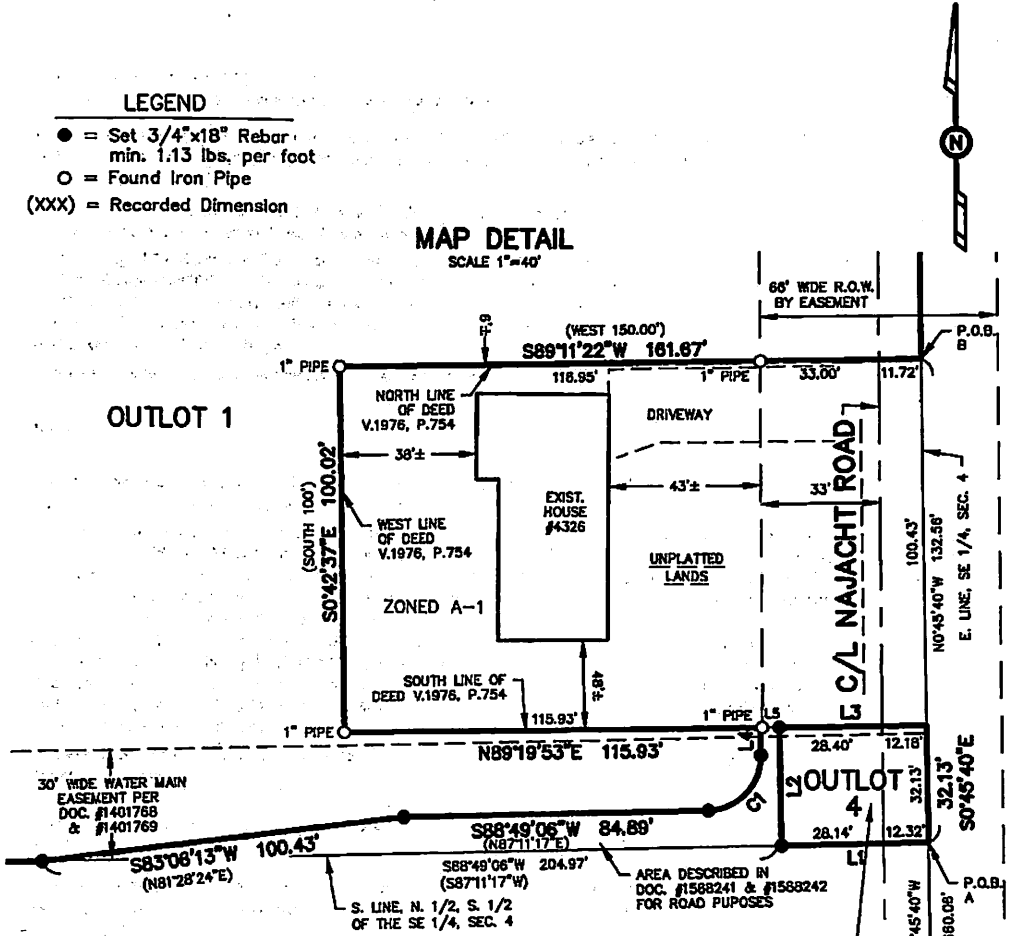
PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

LEGEND

- = Set 3/4"x18" Rebar
min. 1.13 lbs. per foot
- = Found Iron Pipe
- (XXX) = Recorded Dimension

MAP DETAIL

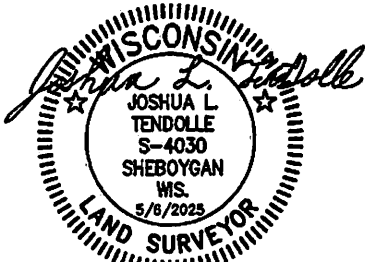
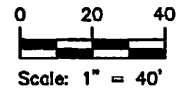
SCALE 1"=40'



Line #	Direction	Length
L1	S88°49'06"W (S87°11'17"W)	40.47'
L2	N0°57'48"W (S02°35'37"E)	32.50' (33.79')
L3	N89°19'53"E (EAST)	40.58'
L4	S0°57'48"E (N02°35'37"W)	7.60' (8.83')
L5	N89°19'53"W (N88°59'09"E)	5.25'

Curve #	Delta	Arc	Radius	Bearing	Distance
C1	89°46'54"	23.50'	15.00'	S43°55'39"W (N42°17'50"E)	21.17'

OUTLOT 4
1,310 SQ. FT.
OR 0.030 ACRES
MAG NAIL
SE 1/4
SEC. 4
T15N, R23E
ALL OF OUTLOT 4 LIES
WITHIN THE ROAD
RIGHT-OF-WAY FOR
NAJACHT ROAD.



This instrument was drafted by Joshua L. TenDolle.



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920-647-0599

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FILE No.: 2025027S DATE: 5/8/2025 PAGE: 2 OF 4

CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Joshua L. TenDolle, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 660.06 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence S88°49'06"W 40.47 feet along the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence N00°57'48"W 32.50 feet along the West right-of-way line of Najacht Road as described in deed #1588241; thence N89°19'53"E 40.58 feet to the East line of the Southeast 1/4 of said Section 4; thence S00°45'40"E 32.13 feet along said East line to the Point of Beginning.

This parcel contains 1,310 square feet or 0.030 acres and lies entirely within the Right-of-Way for Najacht Road.

AND:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence N00°45'40"W 792.62 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence S89°11'22"W 161.67 feet along the North line of the parcel described in Deed V.1976, P.754; thence S00°42'37"E 100.02 feet along the West line of said parcel; thence N89°18'53"E 115.93 feet along the South line of said parcel; thence S00°57'48"E 7.60 feet along the West line of the road right-of-way for Rolling Meadows Drive as described in Deed #1588241; thence Southwesterly 23.50 feet along said right-of-way on a 15.00 foot radius curve to the right, the chord of which bears S43°55'39"W 21.17 feet; thence S88°49'06"W 84.89 feet along the North line of said right-of-way; thence S83°06'13"W 100.43 feet along said North right-of-way line; thence S88°49'06"W 2386.31 feet along said North right-of-way line for Rolling Meadows Drive and the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence N00°55'44"W 659.64 feet along the West line of the Southeast 1/4 of said Section 4; thence N88°48'34"E 2633.68 feet along the North line of the Southeast 1/4 of said Section 4; thence S00°45'40"E 527.50 feet along the East line of the Southeast 1/4 of said Section 4 to the Point of Beginning.

This parcel contains 1,717,928 square feet or 39.438 acres and is subject to highway right-of-way for Najacht Road over the Easterly portion as depicted on this map.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the Town of Sheboygan and the City of Sheboygan in surveying, dividing and mapping the same.

Joshua L. TenDolle Dated this 6th day of May, 2025
Joshua L. TenDolle PLS S-4030



This instrument was drafted by Joshua L. TenDolle.

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FILE No.: 2025027S DATE: 5/6/2025 PAGE: 3 OF 4

CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

OWNERS CERTIFICATES

As owners, we hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Sheboygan, City of Sheboygan and the Sheboygan County Planning Department for approval.

Chester A. Bahr Dated 5/16/25, 2025
Chester A. Bahr

Luanne Bahr Dated 5/16/2025, 2025
Luanne Bahr

Dale A. Bahr Dated 5-16-25, 2025
Dale A. Bahr

Vicky Bahr P.O.A. Dated 5-16-25, 2025
Vicky Bahr

CITY PLANNING COMMISSION APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the Planning Commission of the City of Sheboygan.

on this 21st day of May, 2025.

Elaine Rose
Planner

TOWN OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan is hereby approved by the town board of the Town of Sheboygan.

on this 20 day of May, 2025.

David Allen
Town Chairman

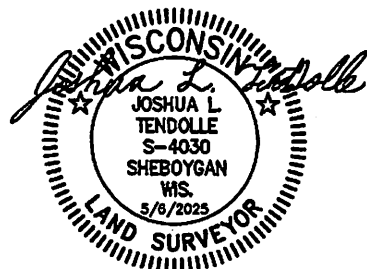
Driscoll
Town Clerk

COUNTY OF SHEBOYGAN PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan and City of Sheboygan is hereby approved by the Sheboygan County Planning Department.

on this 21 day of May, 2025.

Tyler Stutz
Planner Deputy Director

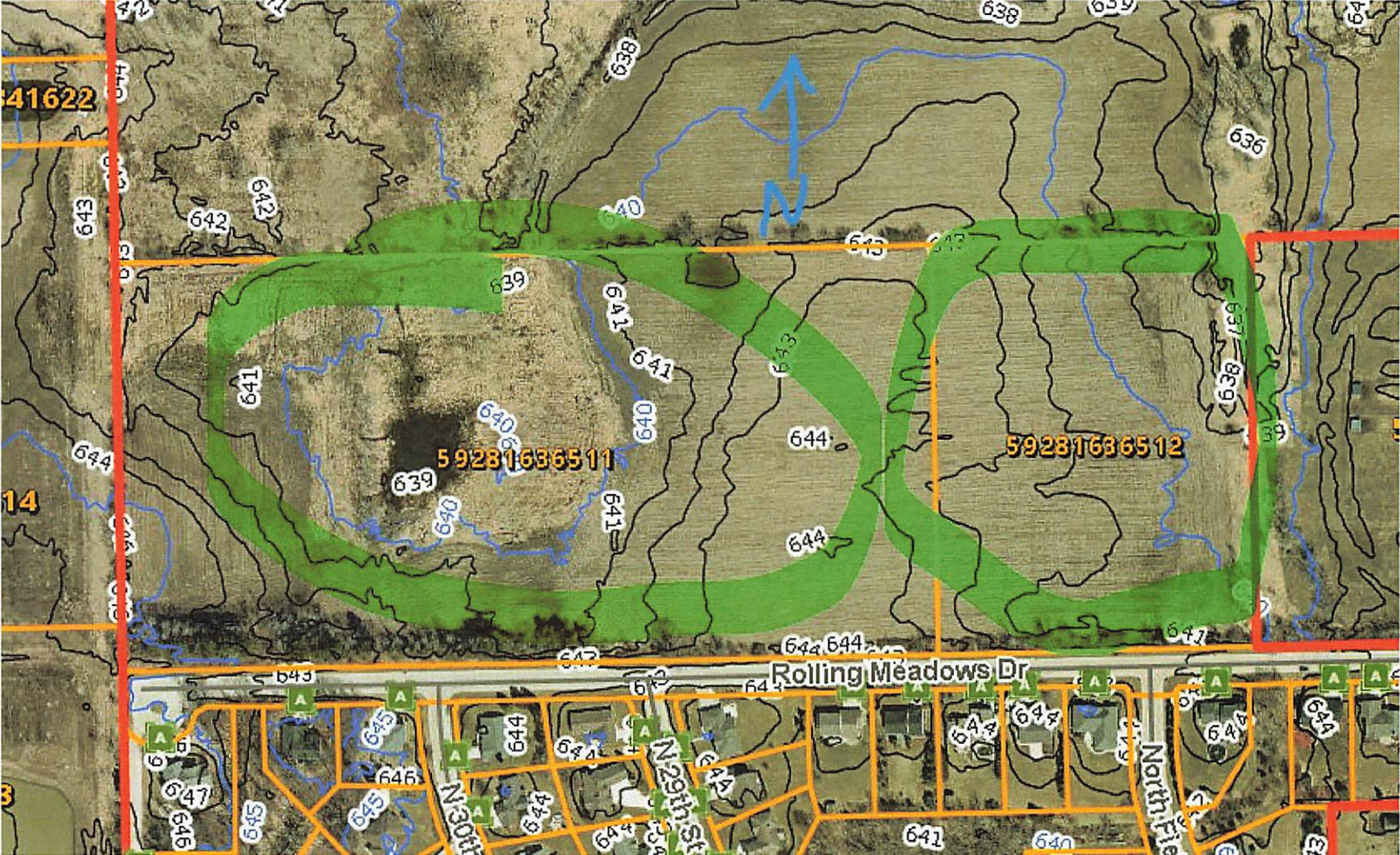


This instrument was drafted by Joshua L. Tendolle.

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FILE No.: 2025027S DATE: 5/8/2025 PAGE: 4 OF 4



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 260237

License No: 0000

Date: 03/31/2026

Received By: MMD

Received From: POSTHUMA HOMES LLC

Memo: ROLLING MEADOWS AND N 29TH ST REZONE

Method of Payment: \$200.00 Check No. 2783

Total Received: \$200.00

<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

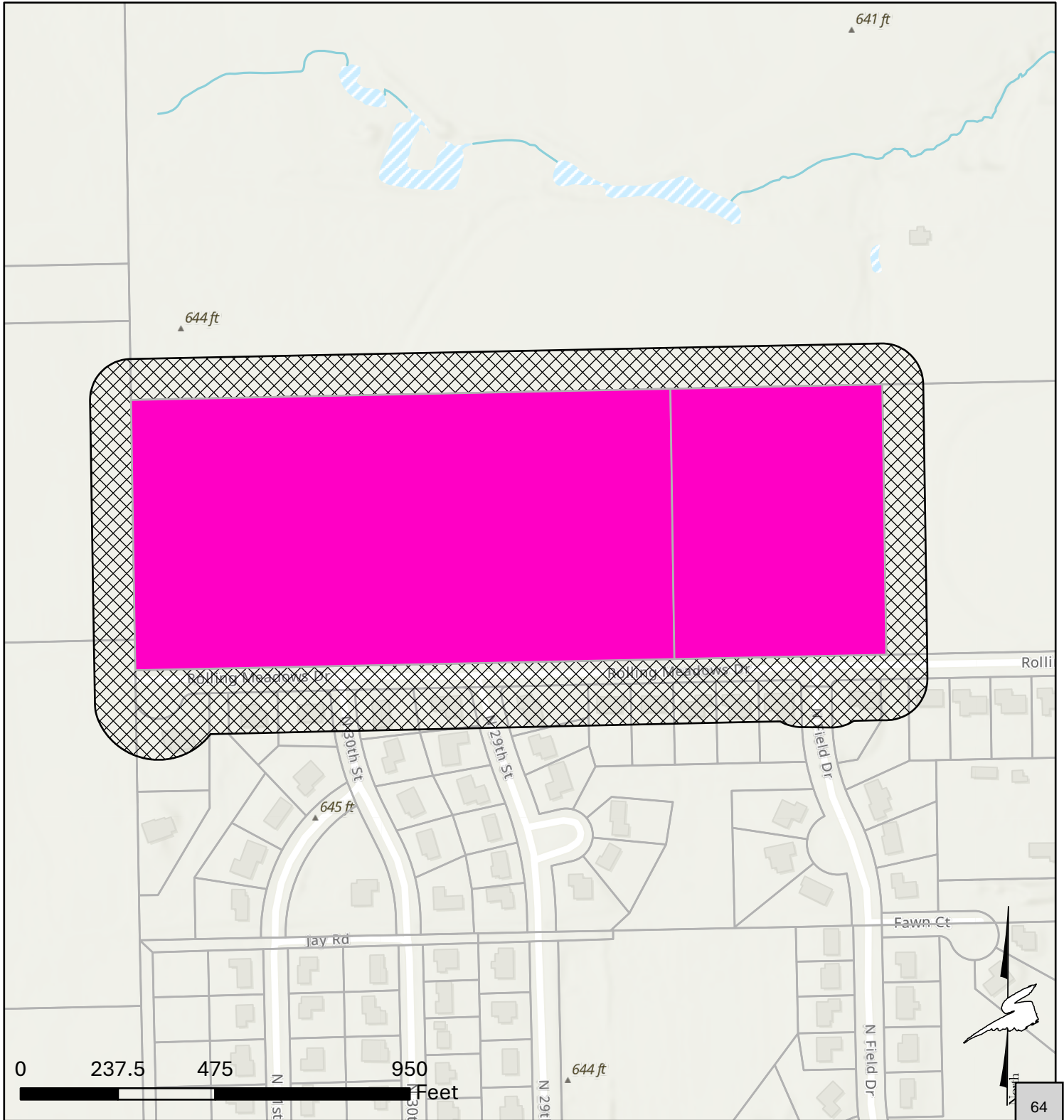
This document signifies receipt of fees in the amount indicated above.



PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 3 TO ESTATE RESIDENTIAL 1

Item 14.

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST
OUTLOT 3 CSM V32 P86-89 #2178447, PRT SW SE SEC 4.
AND
OUTLOT 2 CSM V32 P86-89 #2178447, PRT SE SE SEC 4.



City of Sheboygan CDBG 2026 Public Services Allocation

The City of Sheboygan receives Community Development Block Grant (CDBG) Public Services funding for 2026. These funds are designated to support public services programs that benefits the low-to-moderate income residents and address critical community needs.

The following organizations will be awarded funding under the 2026 CDBG Public Services Allocations:

1. Abode- \$31,200
2. Sheboygan County Interfaith Organization - \$30,000
3. Salvation Army- \$30,000
4. Shoreline Metro- \$20,000
5. Sheboygan Warming Center- \$13,401
6. Lakeshore Cap- \$12,000

These allocations reflect the City's continued commitment to support essential services, including housing stability, transportation, emergency assistance, and programs that serves vulnerable population low-to-moderate individuals within our community.

Thank you,

MaLeena Xiong

CDBG Program Compliance Specialist | Planning & Development
City of Sheboygan | City Hall
828 Center Avenue | Sheboygan, WI 53081
Office: 920-459-3380 | E mx1439@sheboyganwi.gov

