



# CITY PLAN COMMISSION AGENDA

March 10, 2026 at 4:15 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](http://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 February 24, 2026

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Application for Conditional Use Permit by Sign Me Up of Wisconsin LLC to install a sign located at 1813 Ashland Avenue.
- [6.](#) Architectural review of the proposed façade renovation at the Stefanie H. Weill Center located at 826 N 8th Street.

## TENTATIVE DATE OF NEXT REGULAR MEETING

7. Tentative Next Meeting Date: March 24, 2026 at 4:00 PM

## ADJOURN

8. Motion to Adjourn

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

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

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, February 24, 2026

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

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

**OPENING OF MEETING**

- 1. Roll Call

Mayor Sorenson called the meeting to order.

- 2. Pledge of Allegiance

The Pledge of Allegiance is recited.

- 3. Identify Potential Conflict(s) of Interest

No conflict is identified.

**MINUTES**

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

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

Motion made by Joe Clarke, seconded by Jerry Jones

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

Motion carried.

**PUBLIC HEARINGS**

- 5. Public hearing regarding application for Conditional Use Permit with exceptions by Kapur & Associates, Inc. to construct a building addition at Urban Middle School located 1226 North Avenue.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Jerry Jones, seconded by Joe Clarke

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

Motion carried.

- 6. Public hearing regarding application for Conditional Use Permit with exceptions by Kapur & Associates, Inc. to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue.

No public comment.

**MOTION TO CLOSE THE PUBLIC HEARING.**

Motion made by Braden Schmidt, seconded by Jerry Jones

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

Motion carried.

- 7. Public hearing regarding application for Conditional Use Permit with exceptions by Quasius Construction Co. to operate a Faye’s Pizza located at 1803 Calumet Dr.

No public comment.

**MOTION TO CLOSE THE PUBLIC HEARING.**

Motion made by Jerry Jones, seconded by Kimberly Meller

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

Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- 8. Application for Conditional Use Permit with exceptions by Kapur & Associates, Inc. to construct a building addition at Urban Middle School located 1226 North Avenue.

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

Motion made by Kevin Jump, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, 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. 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. 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 5-foot paved setback along the east and west property lines for parking.
- To match the distance from the street as the existing building.
- To have a building height of 48 feet.
- To have an 8-foot fence within the street yard setback for the basketball court on the north side of the school.

Motion carried.

- 9. Architectural review of the proposed building addition at Urban Middle School located at 1226 North Avenue.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Jerry Jones  
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 10. Application for Conditional Use with exceptions by Kapur & Associates, Inc. to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Jerry Jones, seconded by Kevin Jump  
 Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, 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.

Exceptions granted:

- To have a 5-foot paved setback
- To have a building height of 46 feet.
- To have applicant an 8-foot and a 10-foot fence

Motion carried.

- 11. Architectural review of a proposed building addition to Farnsworth Middle School located at 1017 Union Avenue.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Kevin Jump

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

Motion carried.

- 12. Application for Conditional Use Permit with exceptions by Quasius Construction Co. to renovate and operate Faye’s Pizza located at 1803 Calumet Dr.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Braden Schmidt, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, 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 other 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.

13. Architectural review of the exterior remodel of a new Faye's Pizza located at 1803 Calumet Drive.

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

Motion made by Joe Clarke, seconded by Jerry Jones

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

1. Provide an updated window layout for staff approval.

Motion carried.

14. Application for Site Plan Review by Abacus Architects, Inc. to construct an 824 square-foot manufacturing addition to Vollrath Co. LLC located at 1236 N 18th Street.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS**

Motion made by Jerry Jones, seconded by Braden Schmidt

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

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 and 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 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.

Motion carried

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

MOTION TO APPROVE TO TABLE.

Motion made by Jerry Jones, seconded by Joe Clarke

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

Motion carried.

- 16. Gen. Ord. No. 38-25-26 by Alderpersons Menzer and Close annexing territory to the City of Sheboygan, Wisconsin (Tax Parcel ID Number: 59024346880). REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL

Motion made by Jerry Jones, seconded by Braden Schmidt

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

Motion carried.

**TENTATIVE DATE OF NEXT REGULAR MEETING**

- 17. Tentative next meeting date: March 10, 2026 at 4:00 PM

**ADJOURN**

- 18. Motion to Adjourn

MOTION TO ADJOURN AT 4:45 PM

Motion made by Jerry Jones, seconded by Kimberly Meller

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

Motion carried.

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

**ITEM DESCRIPTION:** Application for Conditional Use Permit by Sign Me Up of Wisconsin LLC to install a sign located at 1813 Ashland Avenue Urban Commercial Zone.

**REPORT PREPARED BY:** Jeffrey Witte, Planner

**REPORT DATE:** December 29, 2025

**MEETING DATE:** February 10, 2026

#### **APPLICANT PROPOSAL:**

Sign Me Up of Wisconsin LLC wants to install a 400 square foot pylon sign located at 1813 Ashland Avenue. The applicant states the following:

- Sign Me Up of Wisconsin LLC wants to install an off-premises pylon sign for Dollar Loan Center on property located at 1813 Ashland Avenue.

#### **STAFF ANALYSIS:**

- The maximum permitted area per sign is 1 1/2 square feet of signage for every linear foot of lot frontage up to a 250 square feet maximum size. Lot frontage is 109 linear feet.  $109 \times 1.5 = 163.5$  square feet.
- Applicant is requesting the following exceptions:

To install a pylon, sign greater than the maximum size allowed. The proposed pylon sign is 400 square feet.

#### **ACTION REQUESTED:**

Staff does not recommend approval. If Plan Commission approves the sign, we recommend 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 and 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. Text on sign pole is not allowed. 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 approval from the Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit application and attachments

**CONFIDENTIAL LEGAL MEMORANDUM**  
**ATTORNEY-CLIENT PRIVILEGED**

**TO:** Zoning Administrator Ellise Rose and staff

**FROM:** von Briesen & Roper, s.c.  
By: Nicholas S. Cerwin

**DATE:** March 5, 2026

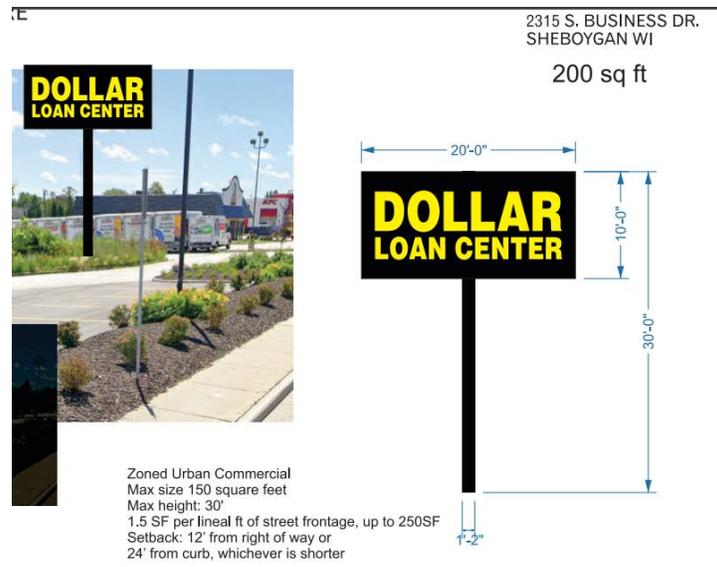
**RE:** Dollar Loan Center pylon sign application and conditional use permit

I have been asked to assist the City of Sheboygan Zoning Administrator on evaluation of an application for a sign permit and conditional use permit submitted by the Dollar Loan Center for a proposed sign to be located off premises at the address of 1813 Ashland Avenue.

Pending Application Information:

The sign permit application identifies a request for a double-sided illuminated pylon sign that stands at a total height of 30-feet off the ground. Because the proposed sign is double-sided, each individual side has a separate sign face area of 20’0” by 10’0”. The sign will benefit the property of 2315 S. Business Drive but is located on an adjacent property at 1813 Ashland Ave, owned by Aurora Health Care, Inc. Both properties are located within the UC zoning district.

The application submission includes a depiction of the proposed sign as follows:



The pending application currently identifies the total square footage of signs on the property as “0” and that once the signage will be installed, the total square footage of signage would be 200 square feet. Based upon current county GIS mapping, this appears to be incorrect as 1813 Ashland Avenue appears to have a large three-sided sign on the corner of Ashland Ave. and Business Dr.

The applicant has also submitted an easement document which purports to modify a prior agreement. This prior/original agreement has not been provided for this review and I am not aware of City Staff having access to the original agreement. The easement document provided reports that the prior/original agreement was made between prior ownership of both parcels as of 1991. This easement agreement purports to have been recorded on or about April 18<sup>th</sup>, 1991, and states in part that “United shall have an easement for location of such sign on an island which United will construct, the land description being described by Henry M. Nelson, surveyor, as follows ...”

It is currently unknown if the current owner of 1813 Ashland Avenue has any objection to the easement language, or is even aware of a proposed sign being installed on their property. It is also undetermined whether the underlying/original agreement which was modified by the 1991 easement is still valid, or whether the easement itself is still valid.

The conditional use application was submitted along with the sign application. This application appears to have been submitted along with the proposed drawings and plan designed by “Sign Me Up,” the contractor involved in the sign installation process. The purpose of this conditional use appears to be largely related to the proposed size and location of the sign, although information on the application provided for this analysis is missing.

#### Applicable Municipal Regulations and Code:

The sign currently proposed by Dollar Loan Center has been identified by City staff as a “pylon sign” for the purpose of “directional sign, off premises.” The Sheboygan Municipal Code defines these terms as follows:

Sign Purpose §105-968(e)- *Directional Sign- off premises* means a sign which indicates only the name, direction, or distance of a business or activity. It may contain a business name and logo if the logo is less than one square foot in area. Off-premises directional signs do not pertain to off-premises advertising signs.

Sign Type § 105-968(g)- *Pylon sign* means a type of freestanding sign whose bottom edge is located more than one foot above a ground-mounted pedestal or whose top edge is located more than eight feet high, up to a maximum of ten feet in NC Neighborhood Commercial, or NO Neighborhood Office Districts, up to a maximum of 15 feet in the CC Central Commercial, or up to a maximum of 30 feet high in all other commercial and industrial zoning districts.

These designations by staff are appropriate because they fit the definitions within the code. The proposed signage would exist off the premises owned applicant, provides the business name, and is proposed to be constructed as a pylon sign by design and dimensions.

Based upon the sign type and zoning district, § 105-971 relates to sign regulations in certain zoning districts. Specific to the UC district in § 105-975(c)(1)c.2. freestanding pylon signs must comply with the following requirements:

- i. Maximum permitted number per lot: One freestanding sign per each public street frontage.
- ii. Maximum permitted area per sign: 1 1/2 square feet of signage for every foot of public street frontage on any chosen public street, up to a maximum sign area of 250 square feet per sign.
- iii. Maximum permitted sign height: 30 feet.
- iv. Minimum permitted sign setback: 12 feet from the right-of-way line, or 24 feet from the face of the curb whichever is shorter.

Application of Municipal Code to Sign Plans:

Staff has determined that based upon the sign design, sign use, and application, the proposed sign does not meet the current requirements under § 105-975(c)(1)c.2. In review of those requirements, the following restrictions are triggered:

- i. The lot subject to this application (1813 Ashland Ave.) already has signage which faces in three directions along two public streets (Business Dr. and Ashland Ave.). The addition of the proposed signage would be in violation of the maximum permitted number per lot regulations.
- ii. The proposed pylon sign contains two separate sign faces, which individually are 200 sq. ft. Because this sign operates as one unit, staff has identified both faces would be used to calculate the total sign area for the single sign. As such, the total sign area of 400 sq. ft. exceeds the maximum permitted sign area.

Section iii. and iv. have not been identified as concerns or impediments under the plan as currently proposed or designed.

Based on the aforementioned regulations, the currently proposed sign would not be in conformity with current regulations of pylon signs within Sheboygan. The number of signs on the lot and the size of the sign are not in conformity with the City's sign regulations, nor is it in conformity with the "purposes, goals, objectives, policies and standards of the city comprehensive plan." See Municipal Code § 105-998 Conditional Use Review and Approval.

Additional Considerations or Concerns:

It is unclear at this time whether or not the applicant has the legal authority to place a sign on adjacent property. The easement document does not clearly reflect the duration or transferability of the easement and the original agreement has not been provided. The City should take caution to approve an application without an applicant clearly demonstrating authority to construct the sign upon another entity's property.

Staff has reported that the applicant has previously argued that the currently proposed signage must be approved because the location previously had a sign in 1996, and therefore would be grandfathered in. This assertion appears to be incorrect for two reasons: 1) it applies the billboard regulations in § 105-975 which are not applicable to this pylon sign; and, 2) the sign appears to have been removed or taken down prior to 2019 and as such any grandfathering or legal non-conforming use designation is abandoned and no longer valid.

Conclusion on legal analysis for the City of Sheboygan Zoning Administrator:

There are material issues that may need to be vetted or clarified related to the easement and ability for the applicant to actually place the sign off their premises. Further, just because a sign had historically existed at the location does not, by itself, obviate the city's ability to regulate certain aspects of the sign because that use had been abandoned and removed years earlier.

As currently situated, the present applications contain issues that may be grounds for denial of the applications pursuant to the codified and statutory authority of the Plan Commission. Under Staff's application of the municipal code, the sign would exceed the sign surface area permitted and exceeds the number of signs that are permitted on the lot, and accordingly is not in harmony with the city's standards and comprehensive plan.

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

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

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) <b>Sign Me Up of Wisconsin LLC</b>	Authorized Representative <b>Brian Dunton</b>	Title <b>President</b>	
Mailing Address <b>120 Vision Parkway</b>	City <b>Sheboygan Falls</b>	State <b>WI</b>	ZIP Code <b>53085</b>
Email Address <b>bdunton@signmeupofwi.com</b>	Phone Number (incl. area code) <b>920-550-0009</b>		

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

Applicant Name (Ind., Org. or Entity) <b>Dollar Loan Center</b>	Contact Person <b>Jon Schreiner</b>	Title <b>Marketing Manager</b>	
Mailing Address <b>8860 W Sunset Rd</b>	City <b>Las Vegas</b>	State <b>NV</b>	ZIP Code <b>89148</b>
Email Address <b>Jon.Schreiner@dontbebroke.com</b>	Phone Number (incl. area code) <b>702-600-4424</b>		

**SECTION 3: Project or Site Location**

Project Address/Description <b>2315 S. Business Drive</b>	Parcel No. <b>59281416895</b>
--	----------------------------------

**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	<b>Dollar Loan Center</b>
Existing Zoning:	<b>Urban Commercial</b>
Present Use of Parcel:	<b>Loan Center business</b>
Proposed Use of Parcel:	
Present Use of Adjacent Properties:	

**SECTION 5: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) <b>Brian Dunton</b>	Title <b>President</b>	Phone Number <b>920-550-0009</b>
Signature of Applicant 		Date Signed <b>12-3-2025</b>

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

## CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of project/development.

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

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is their sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
- Other information that would be considered pertinent by the Plan Commission.

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

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

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

## CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

Item 5.

### For a home occupation

1. A Site Plan including:
  - The overall property
  - The existing location of building(s) on the property
  - The parking spaces location on the property
2. A Floor Plan including:
  - The dwelling floor plan showing where the business will take place in the dwelling unit.
  - All information necessary to understand the proposal

### For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
  - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
  - All lands for which the conditional use is proposed.
  - All other lands within 100 feet of the boundaries of the subject property.
  - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
  - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
  - **Submit digital plans and drawings of the project by email, flash drive, etc.**
  - Title block that provides all contact information for the petitioner and/or owner, if different
  - Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
  - The date of the original plan and latest date of revision to the plan
  - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
  - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
  - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
  - All required building setback lines
  - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
  - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
  - The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
  - The location and dimension of all loading and service areas on subject property
  - The location of all outdoor storage areas and the design of all screening devices
  - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
  - The location, type, height, size and lighting of all signage.
  - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
  - Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
  - Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

## APPLICATION SUBMITTAL

### **STEP 1: Initial Meeting with City Planning Office:**

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

### **STEP 2: Official Submission:**

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

**Mailing Address:** Department of City Development  
828 Center Ave. Suite 208  
Sheboygan, WI 53081

**NOTE:** Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

## PLAN COMMISSION MEETING

**Meeting Date:** The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

**Public Notification:** Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

**Project Review:** The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

**Plan Commission:** The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:  
[www.SheboyganWI.gov](http://www.SheboyganWI.gov)**

**FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382**

**ACTION BY CITY PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_  
Chairperson, City Plan Commission or  
Representative Dept. of City Development

DATE: \_\_\_\_\_

**NOTES**

**Permits are valid** until such time as the business no longer operates from the side. No yearly renewal is required.

**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

**Changes in the plans or specifications** submitted in the original application shall not be made without prior written approval of the City Plan Commission.



**CITY OF SHEBOYGAN**

**SIGN PERMIT APPLICATION**

Item 5.  
 Fee: \_\_\_\_\_  
 Review Date: \_\_\_\_\_  
 Zoning: \_\_\_\_\_

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

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity) <b>Sign Me Up of Wisconsin, LLC</b>	Authorized Representative <b>Brian Dunton</b>	Title <b>President</b>	
Mailing Address <b>120 Vision Parkway</b>	City <b>Sheboygan Falls</b>	State <b>WI</b>	ZIP Code <b>53085</b>
Email Address <a href="mailto:BDunton@SignMeUpofWI.com">BDunton@SignMeUpofWI.com</a>	Phone Number (incl. area code) <b>920-550-0009</b>		

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

Name (Ind., Org. or Entity) <b>Dollar Loan Center</b>	Contact Person <b>Jon Schreiner</b>	Title <b>Marketing Manager</b>	
Mailing Address <b>8860 W Sunset Rd</b>	City <b>Las Vegas</b>	State <b>NV</b>	ZIP Code <b>89148</b>
Email Address <a href="mailto:Jon.Schreiner@dontbebroke.com">Jon.Schreiner@dontbebroke.com</a>	Phone Number (incl. area code) <b>702-600-4424</b>		

**SECTION 3: Description of the Proposed Sign and Use of the Subject Site**

Name of Proposed/existing business: <b>used to be BMO Harris Bank....now it will be Dollar Loan Center</b>	
Address of property affected: <b>2315 S. Business Drive</b>	
Use of property: Appliance, <b>Loan Store</b>	Type of Sign: <b>Road sign - Pylon</b>
Description of sign: <b>Illuminated sign cabinet on Steel pole</b>	

**SECTION 4: Configuration of Proposed Sign – NORTH Elevation**

Height: <b>120"</b>	Width: <b>240"</b>	Total Square Footage: <b>200</b>
Amount of public street frontage: <b>515 feet</b>		
Amount of exposed exterior wall length: <b>road sign</b>	Setback: <b>12' from right right of way or 24' from curb, whichever is shorter</b>	
Method of Attachment: <b>Saddle mount, sign cabinet welded onto Steel pole</b>		
Method of Illumination: <b>Internally illuminated with White LED bars</b>		
Sign Materials: <b>Translucent vinyl and Polycarbonate</b>		
Total square footage of signs on subject property – Before proposed sign: <b>0</b>		After proposed sign: <b>200</b>

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Sign Permit 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) <b>Brian Dunton</b>	Title <b>President</b>	Phone Number <b>920-550-0009</b>
Signature of Applicant <b>Brian Dunton</b>		Date Signed <b>11-11-2025</b>

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. If red to be placed on the agenda of the City Plan Commission or 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 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**APPLICATION SUBMITTAL REQUIREMENTS**

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
- d. The subject property’s zoning classification.
- e. The total area of all signs on the subject property both before and after the installation of the proposed sign.
- f. Provide three 8.5 x 11 color renderings of proposed sign. Attach any superimposed photos, photos or drawings that may help in reviewing sign application.

**Notes**

Any information submitted on the application will become public record and is not subject to confidentiality.

**Applicant is required** to obtain a Sign Permit from the Building Inspection Department, Second Floor, City Hall, 828 Center Avenue.

**Permit may be revoked** without notice if misrepresentation of any of the above information or attachments is found to exist.

**Permit shall expire** within one (1) year from date of approval unless substantial work has commenced.

**Permit is null and void** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any sign or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Office Use Only

**ACTION BY DEPARTMENT OF CITY DEVELOPMENT – SIGN PERMIT APPLICATION**

APPROVED: \_\_\_\_\_ CONDITIONALLY APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

**CONDITIONS:**

---



---



---



---



---



---



---



---

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Item 5.

City Planner & Zoning Manager

# DOLLAR LOAN STORE PYLON SIGN

2315 S. BUSINESS  
SHEBOYGAN WI

Item 5.

200 sq ft

SIGN LOCATION



Zoned Urban Commercial  
Max size 150 square feet  
Max height: 30'  
1.5 SF per lineal ft of street frontage, up to 250SF  
Setback: 12' from right of way or  
24' from curb, whichever is shorter

DESC. DOUBLE SIDED ILLUMINATED PYLON SIGN, MATCH PLATE INSTALLATION, FLEX FACES, WHITE OPAQUE VINYL ON POLE, QTY 1



120 Vision Parkway  
Sheboygan Falls  
(920) 550-0009

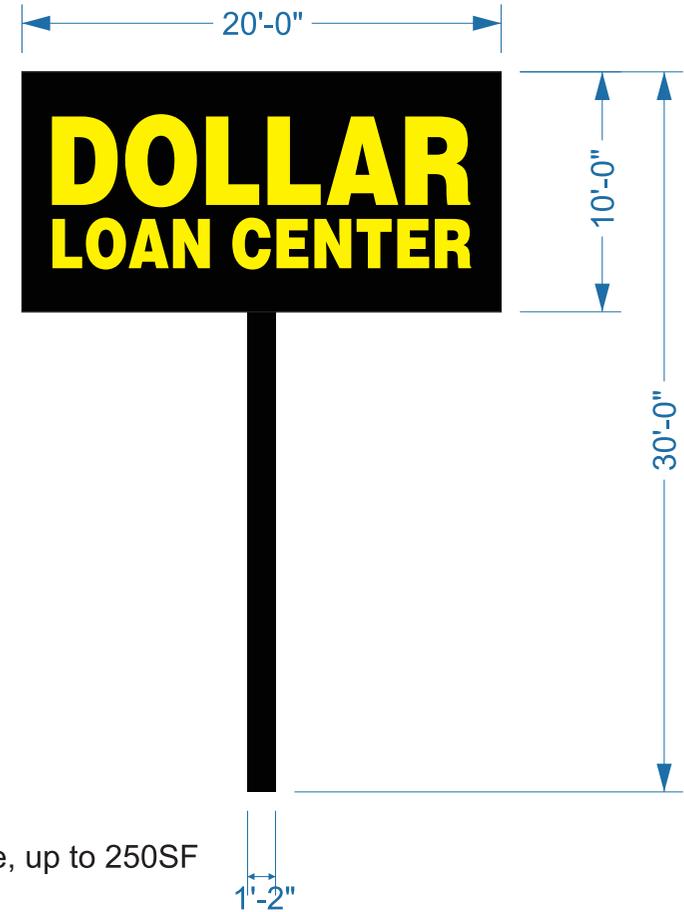
This is an original, unpublished drawing by Sign Me Up. It is for your personal use, in conjunction with a project being planned for you by Sign Me Up. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by another company, without the expressed written permission of Sign Me Up, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Sign Me Up will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or scale.

DOLLAR LOAN STORE  
PYLON SIGN

2315 S. BUSINESS  
SHEBOYGAN WI

Item 5.

200 sq ft



NIGHT VIEW

Zoned Urban Commercial  
Max size 150 square feet  
Max height: 30'  
1.5 SF per lineal ft of street frontage, up to 250SF  
Setback: 12' from right of way or  
24' from curb, whichever is shorter

DESC. DOUBLE SIDED ILLUMINATED PYLON SIGN, MATCH PLATE INSTALLATION, FLEX FACES, WHITE OPAQUE VINYL ON POLE, QTY 1



120 Vision Parkway  
Sheboygan Falls  
(920) 550-0009

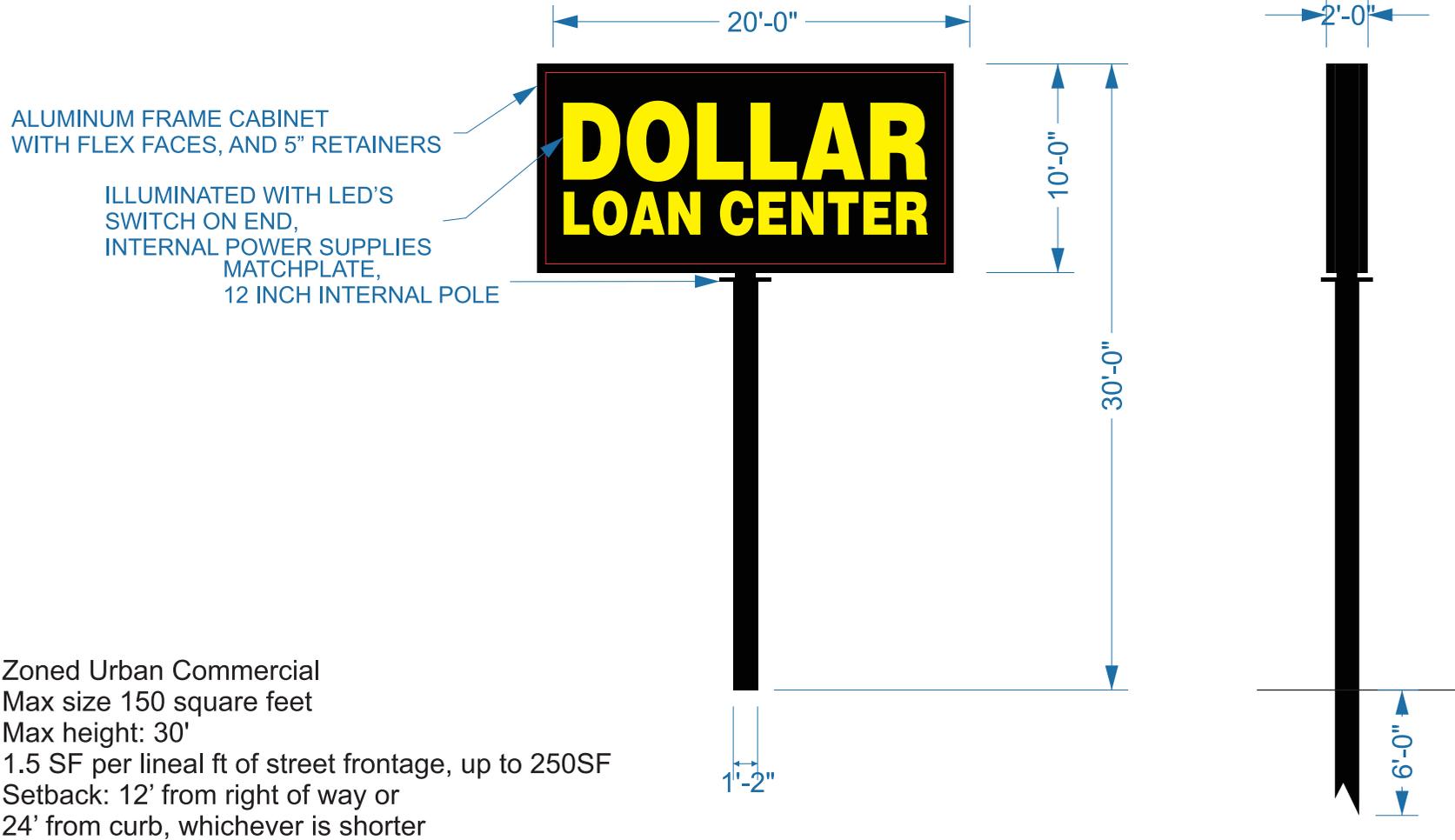
This is an original, unpublished drawing by Sign Me Up. It is for your personal use, in conjunction with a project being planned for you by Sign Me Up. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by another company, without the expressed written permission of Sign Me Up, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Sign Me Up will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or scale.

# DOLLAR LOAN STORE PYLON SIGN

2315 S. BUSINESS  
SHEBOYGAN WI

Item 5.

200 sq ft



DESC. DOUBLE SIDED PYLON SIGN, LED ILLUMINATION, FLEX FACES, QTY 1



120 Vision Parkway  
Sheboygan Falls  
(920) 550-0009

This is an original, unpublished drawing by Sign Me Up. It is for your personal use, in conjunction with a project being planned for you by Sign Me Up. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by another company, without the expressed written permission of Sign Me Up, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Sign Me Up will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or scale.

REGISTERS OFFICE  
SHEBOYGAN COUNTY, WI  
Received for Record the 18th  
day of April A.D. 1991  
at 4:16 o'clock P.M. and  
Recorded in Vol. 1167  
of Records on page 5/10  
*Dorlene J. Harris*  
Register

Item 5.

1217671

AGREEMENT

WHEREAS, UNITED SAVINGS AND LOAN ASSOCIATION (hereinafter referred to as UNITED), KENNETH KRAMLICH, CLARENCE L. KRAMLICH, JR., DOUGLAS COLBURN KRAMLICH and CHARLES RICHARD KRAMLICH TRUST (hereinafter referred to as KCDC VENTURE), SCHULTZ SAV-O STORES, INC. (hereinafter referred to as SCHULTZ) and D & S ELECTRONICS, INC (hereinafter referred to as D&S) previously entered into an agreement concerning the use of the parking area in land described as follows:

Commencing in the South line of Ashland Avenue in the City of Sheboygan, Wisconsin, North eighty-nine (89) degrees fifty-one (51) minutes West three hundred eighty and three tenths (380.3) feet from the intersection of the South line of Ashland Avenue and the West line of 17th Street; running thence South zero (0) degrees forty-five (45) minutes East two hundred ninety (290.0) feet parallel with the West line of 17th Street; thence North eighty-nine (89) degrees fifty-one (51) minutes West four hundred six (406.0) feet; thence North forty-seven (47) degrees twenty-nine (29) minutes West one hundred eighty-one and four tenths (181.4) feet to the Easterly line of U. S. Highway 141; thence North forty-two (42) degrees thirty-one (31) minutes East two hundred twenty-seven and two tenths (227.2) feet along said Easterly line to its intersection with the South line of Ashland Avenue; thence South eighty-nine (89) degrees fifty-one (51) minutes East three hundred eighty-two and three one-hundredths (382.03) feet to the point of beginning; being a part of Lot A, South Sheboygan, all in the City of Sheboygan, Sheboygan County, Wisconsin.

91 APR 18 PM 16

That a copy of said agreement, dated JAN. 12<sup>TH</sup> 1982 and marked "Exhibit A" is attached hereto and made a part hereof by reference; and,

WHEREAS, UNITED desires to amend said agreement by altering the sign area and island described in Paragraph No. 7 of said agreement and shown on the drawing attached hereto and marked "Exhibit B"; and,

001E#4421 0006 T.E \$14.00  
001E#4421 0006 RIB \$2.00  
001E#4421 0006 C.P.I.R.M \$2.00

WHEREAS, the parties hereto consent and agree that such alterations may be made.

NOW THEREFORE, IT IS AGREED AS FOLLOWS:

- 1. That the sign area and island shall be altered as shown on the drawing attached hereto and marked "Exhibit C."

KK

2. That United be permitted to install and operate a drive-up and ATM location as shown on "Exhibit C."

3. That areas 1, 2 and 3 shown on "Exhibit C" shall be designated as green areas. That United at its own expense shall construct, plant and maintain these areas.

4. That, except as modified herein, the original agreement, dated January 12, 1982 is ratified and confirmed.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this 28<sup>th</sup> day of JULY, 1986.

UNITED SAVINGS AND LOAN ASSOCIATION

By James B. Burke (SEAL)

KCDC VENTURE

By Charles F. Nolan (SEAL)  
Charles F. Nolan  
Agent and Attorney-in-Fact

SCHULTZ SAV-O STORES, INC.

By James H. Dickelman (SEAL)  
James H. Dickelman, President  
Chief Operating Officer

D & S ELECTRONICS, INC.  
Video-Audio, Inc.

By Donald E. Schlei (SEAL)  
Donald E. Schlei

AUTHENTICATION

Signature of Charles F. Nolan  
.....

authenticated this 18th day of April, 1991

Hibbard H. Engler

Hibbard H. Engler  
TITLE: MEMBER STATE BAR OF WISCONSIN

AUTHENTICATION

Signature of James B. Burke  
.....

James H. Dickelman, President

Donald E. Schlei  
.....

authenticated this 18th day of April, 1991

Philipp W. Kalchthaler

Philipp W. Kalchthaler  
TITLE: MEMBER STATE BAR OF WISCONSIN

1073681

Item 5.

AGREEMENT

1. UNITED SAVINGS & LOAN ASSOCIATION as Buyer (hereinafter referred to as "United"), and KENNETH KRAMLICH, CLARENCE L. KRAMLICH, JR., DOUGLAS COLBURN KRAMLICH and CHARLES RICHARD KRAMLICH TRUST, Seller (hereinafter described as KCDC Venture) have entered into an Agreement for the purchase and sale of a parcel of land along the south line and near the southwest corner of the shopping center area located at U. S. Highway 141 and Ashland Avenue in the City of Sheboygan.

2. The parcel to be purchased by United is 100 x 109 feet and described in the survey of Henry M. Nelson, Surveyor, dated November 11, 1981 as follows:

That part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-Four (34), Township Fifteen (15) North, Range Twenty-Three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, containing 10,899 sq. ft. of land and being described as: Commencing at the Intersection of the south line of Ashland Avenue with the west line of South 17th Street; thence N. 89°-51' W., 380.3 feet; thence S. 00°-45' E., 290.00 feet; thence N. 89°-51' W., 305.20 feet (Recorded as 306 feet) to the point of beginning; thence continuing N. 89°-51' W., 100.00 feet; thence N. 00°-45' W., 109.00 feet; thence S. 89°-51' E., 100.00 feet; thence S. 00°-45' E., 109.00 feet to the point of beginning, being a part of Lot A, South Sheboygan, a subdivision in the City of Sheboygan.

3. That the whole and entire description of the shopping center area is as follows:

Commencing in the South line of Ashland Avenue in the City of Sheboygan, Wisconsin, North eighty-nine (89) degrees fifty-one (51) minutes West three hundred eighty and three tenths (380.3) feet from the intersection of the South line of Ashland Avenue and the West line of 17th Street; running thence South zero (0) degrees forty-five (45) minutes East two hundred ninety (290.0) feet parallel with the West line of 17th Street; thence North eighty-nine (89) degrees fifty-one (51) minutes West four hundred six (406.0) feet; thence North forty-seven (47) degrees twenty-nine (29) minutes West one hundred eighty-one and four tenths (181.4) feet to the Easterly line of U.S. Highway 141; thence North forty-two (42) degrees thirty-one (31) minutes East two hundred twenty-seven and two tenths (227.2) feet along said Easterly line to its intersection with the South line of Ashland Avenue; thence South eighty-nine (89) degrees fifty-one (51) minutes East three hundred eighty-two and three one hundredths (382.03) feet to the point of beginning; being a part of Lot A, South Sheboygan, all in the City of Sheboygan, Sheboygan County, Wisconsin.

4. That SCHULTZ SAV-O STORES, INC. (hereinafter called "Schultz") and D & S ELECTRONICS, INC. (hereinafter called "D&S") are tenants in the building at the southeast corner of the premises described in paragraph 3 above.

5. IT IS AGREED BY AND BETWEEN Schultz, D&S and KCDC Venture that United (together with Schultz and D&S) shall have full use of the entire parking area and easements for the ingress and egress of the whole premises.

6. IT IS FURTHER AGREED that the common area charges to be determined by Schultz commencing January 4, 1982 shall be paid as follows: 70.25% by Schultz, 10.75% by United and 19% by D&S.

15-23 3-67

-2-

7. Affixed hereto is a detail from the drawing prepared by Glen F. Groth, Architect, showing the southwest corner of the area and the sign location selected by United. United shall have an easement for the location of such sign on an island which United will construct, the land description being described by Henry M. Nelson, Surveyor, as follows:

A part of the NE 1/4 of the NW 1/4 of Section 34, T.15N., R.23E., City of Sheboygan, Wisconsin, described as:

Commencing at the Intersection of the south line of Ashland Avenue with the west line of South 17th Street; thence N. 89°-51' W., 380.3 feet; thence S. 00°-45' E., 290.00 feet; thence N. 89°-51' W., 405.20 feet (Recorded 406 feet); thence N. 00°-45' W., 109.00 feet to the Northwest Corner of Lot 1 of a Certified Survey Map and the point of beginning; thence N. 89°-51'W., 60.0 feet; thence N. 00°'09' E., 26.0 feet; thence S. 45°-09' W., 30.29 feet; thence S. 44°-51'E., 20.61 feet; thence S. 89°-51' E., 67.0 feet; thence N. 00°-45' W., 10.0 feet to the point of beginning, being a part of Lot A, South Sheboygan, a subdivision in the City of Sheboygan.

8. KCDC Venture and United have agreed that no additional structures will be erected or moved to the parking area as contained in the whole description shown at Paragraph 3 above, unless permission in writing is received from Schultz, D&S and United.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this 12th day of January, 1982.

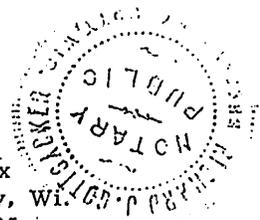
By Kenneth A. Leibham UNITED SAVINGS & LOAN ASSOCIATION (SEAL)  
Kenneth A. Leibham, Vice President and Secretary  
By James P. Burke  
James P. Burke, Vice President  
AUTHENTICATION  
Signature of Charles F. Nolan authenticated this 12th day of January, 1982.  
By Charles F. Nolan KCDC VENTURE (SEAL)  
Charles F. Nolan  
Agent and Attorney-in-Fact  
By John E. Bermingham  
John E. Bermingham  
TITLE: MEMBER, STATE BAR OF WISCONSIN

By Jacob A. Stroe SCHULTZ SAV-O STORES, INC. (SEAL)  
Jacob A. Stroe, Secretary  
By Howard C. Dickelman  
Howard C. Dickelman, Chairman of the Board

By Sandra Schlei D & S ELECTRONICS, INC. (SEAL)  
Sandra Schlei, Vice President and Secretary  
By Donald E. Schlei  
Donald E. Schlei, President  
AUTHENTICATION

All Signatures authenticated this 13th day of January 1982., except that of Charles F. Nolan

Richard J. Gottsacker  
Richard J. Gottsacker  
TITLE: ~~MEMBER, STATE BAR OF WISCONSIN~~  
Notary Public, Sheboygan, County, Wis.



THIS INSTRUMENT WAS DRAFTED BY: My commission expires 8/25/85  
Charles F. Nolan, Attorney at Law

RETURN TO:  
F. E. ZUMMACH

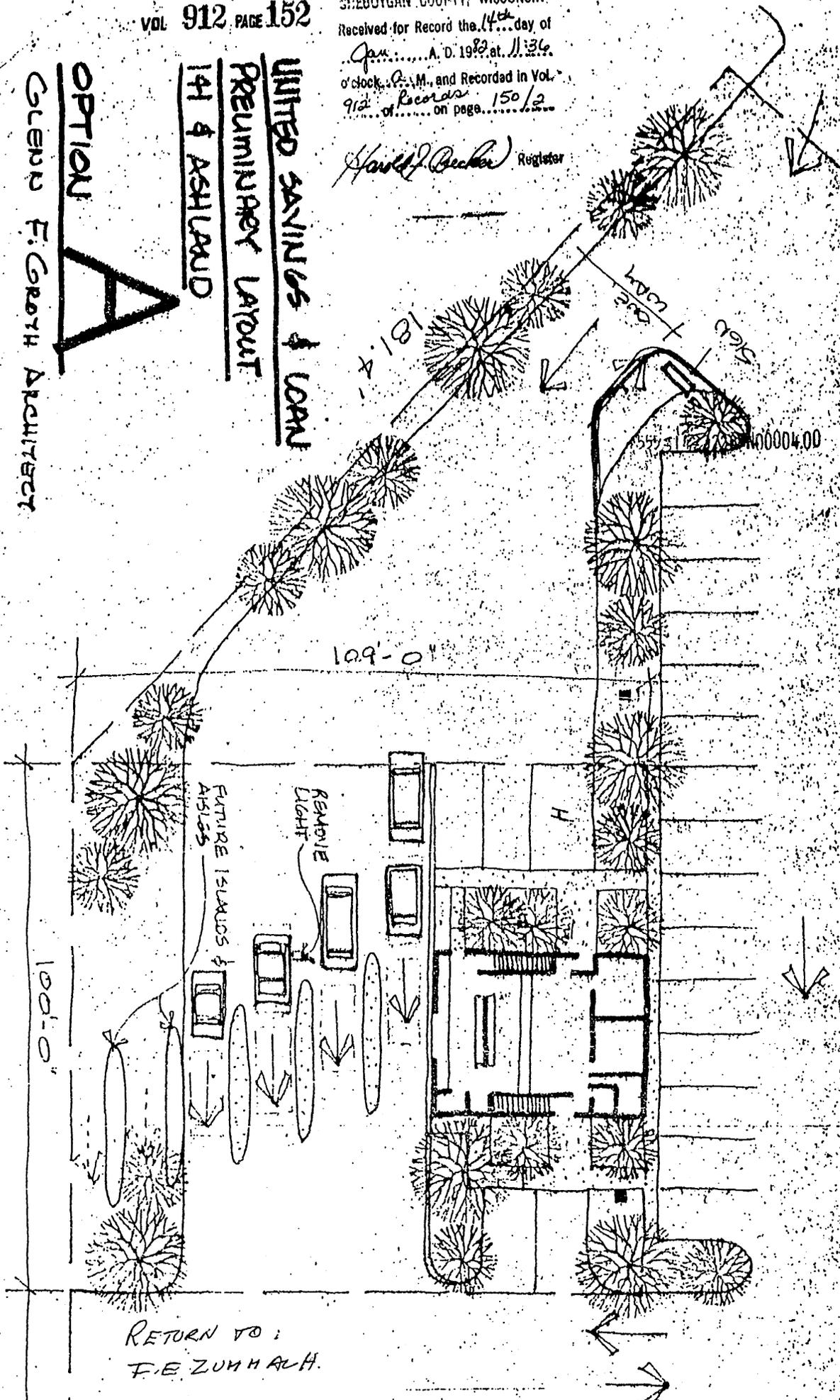
REGISTER OFFICE  
SHEBOYGAN COUNTY, WISCONSIN  
Received for Record the 14<sup>th</sup> day of  
Jan. A. D. 1982 at 11:34  
o'clock P. M. and Recorded in Vol.  
912 of Records on page 150 1/2

*Harold J. Becker* Register

Item 5.

**OPTION A**  
GLENN F. GROTH ARCHITECT

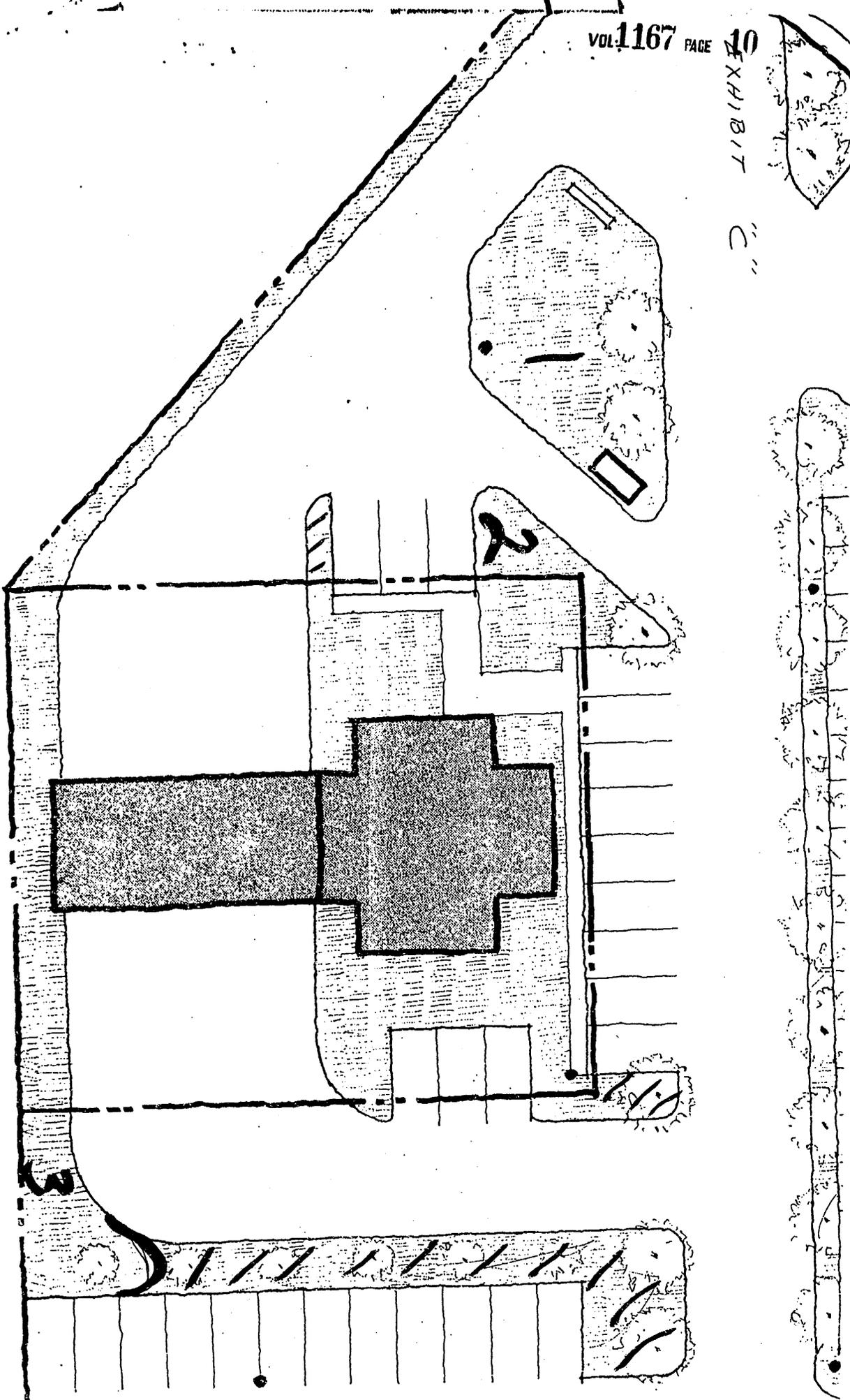
**UNITED SAVINGS & LOAN  
PRELIMINARY LAYOUT  
141 & ASHLAND**



RETURN TO:  
F. E. ZUMMACH.

EXHIBIT "C"

Item 5.



**APPROVED**

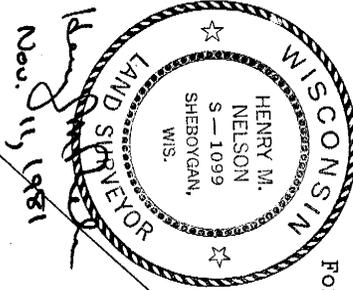
SHEBOYGAN

CITY PLAN COMMISSION

dated this 17 day of Nov 1981

*F. Leauth*  
Director City Development

SOUTH BUSINESS DRIVE

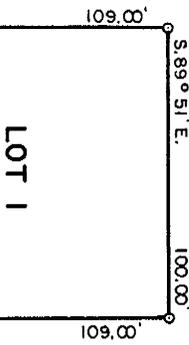


For Affidavit, see Vol. 6 Page 120

CERTIFIED SURVEY MAP VOLUME 6 PAGE 118  
A PART OF THE NE 1/4 OF THE NW 1/4 OF SEC. 34,  
T. 15 N., R. 23 E., CITY OF SHEBOYGAN, WISCONSIN.

ASHLAND AVENUE

OWNER OF LOT 1 HAS AN EASEMENT FOR INGRESS AND EGRESS  
AND USE OF THE ENTIRE PARKING AREA



1072343

SHEBOYGAN COUNTY, WISCONSIN  
Received for Record the 23rd day of  
Nov. A. D. 1981 at 10:40  
o'clock A.M., and Recorded in Vol.  
6 of 704 on page 118

*Henry M. Nelson* Registrar

THIS INSTRUMENT WAS DRAFTED BY HENRY NELSON

306' DEED

N. 89° 51' W.

N. 89° 51' W.

100.00'

N. 89° 51' W.

305.20'

S. 00° 45' E.

290.00'

N. 89° 51' W.

380.3'

1" = 50'

● = 1" IRON PIPE FOUND

○ = 1" x 24" IRON PIPE WEIGHING  
1.13 LB. / FOOT

BEARINGS REFERENCED TO THE SOUTH LINE OF ASHLAND  
AVE, RECORDED AS N. 89° 51' W.

INTERSECTION OF  
S. LINE OF ASHLAND  
WITH THE WEST  
LINE OF S. 17th ST.

SOUTH 17th STREET

1981 NOV 23 AM 10 47

CERTIFIED SURVEY MAP  
STATE OF WISCONSIN ) ss  
SHEBOYGAN COUNTY )

SURVEYOR'S CERTIFICATE

I, Henry M. Nelson, Wisconsin Registered Land Surveyor of D & H Land Surveys, certify that, under the direction of Peter Wegman, I have surveyed, divided, and mapped a part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirty-Four (34), Township Fifteen (15) North, Range Twenty-Three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, containing 10,899 sq. ft. of land and being described as: Commencing at the Intersection of the south line of Ashland Avenue with the west line of South 17th Street; thence N. 89°-51' W., 380.3 feet; thence S. 00°-45' E., 290.00 feet; thence N. 89°-51' W., 305.20 feet (Recorded as 306 feet) to the point of beginning; thence continuing N. 89°-51' W., 100.00 feet; thence N. 00°-45' W., 109.00 feet; thence S. 89°-51' E., 100.00 feet; thence S. 00°-45' E., 109.00 feet to the point of beginning.

I, do further certify that I have complied with Section 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Dated this 11<sup>th</sup> day of November, 1981.

Henry M. Nelson  
Henry M. Nelson  
Wisconsin Registered Land Surveyor S-1099

OWNER'S CERTIFICATE

55923\* 456 00003.00

As Owner (s), I (We) hereby certify that I (We) caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

Clarence L. Kramlich, Jr.  
Owner

Kenneth Kramlich  
Owner

Douglas Colburn Kramlich  
Owner

Charles Richard Kramlich Trust  
Owner

By Charles F. Nolan

~~Owner~~ Charles F. Nolan, as Attorney-in-Fact for all of the above named owners.



**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION**

---

**ITEM DESCRIPTION:** Architectural review of the proposed facade renovation at the Stefanie H. Weill Center located at 826 N 8th Street.

---

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

---

**REPORT DATE:** March 4, 2026

**MEETING DATE:** March 10, 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:**

Quasius Construction, Inc. is proposing a facade renovation at the Stefanie H. Weill Center located at 826 N 8th Street. The applicant states the following:

- Installation of EIFS facade walls at South Weill Center property where buildings were recently removed. There are two options we would like to propose as noted on the design pages.
- Engineer is currently working to confirm if we can remove the brick on the North wall so to keep the renovation moving we are proposing both options.
- Option 1:
  - West wall, steel stud wall erected with EIFS finish.
  - North wall remains brick as is. (If brick needs to stay per engineer response)
- Option 2:
  - West wall, steel stud wall erected with EIFS finish.
  - North wall, steel stud wall erected with EIFS finish. (If brick can be removed per engineer response)
- Current space is gravel area with existing brick & CMU exterior wall faces. Demolition of one building has left an opening to all levels of the structure that will need to be enclosed.
- Proposed exterior design would be an EIFS (Exterior Insulated Finish System). Proposed color on drawings was a neutral tone to match some of the existing masonry at buildings adjacent.
- There will be three bands to be 1” depth with 4” height to give that West wall some depth. The North wall was left flat as future plans to project on that wall are likely.

**STAFF COMMENTS:**

None

**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: \_\_\_\_\_

Item 6.

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

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity) Quasius Construction, Inc.	Authorized Representative Nevin Weigert	Title Project Engineer	
Mailing Address PO Box 727	City Sheboygan	State WI	ZIP Code 53082-0727
Email Address nweigert@quasius.com	Phone Number (incl. area code) (920) 377-1569		

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

Name (Ind., Org. or Entity) Stefanie H. Weill Center	Contact Person Ross Beimling	Title Building Manager	
Mailing Address 826 N 8th Street	City Sheboygan	State WI	ZIP Code 53081
Email Address wbeimling@weillcenter.com	Phone Number (incl. area code) (618) 790-5383		

**SECTION 3: Architect Information**

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

**SECTION 4: Contractor Information**

Name Quasius Construction, Inc.			
Mailing Address PO Box 727	City Sheboygan	State WI	Zip 53082-0727
Email Address nweigert@quasius.com	Phone Number (incl. area code) (920) 457-5585		

**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>NEVIN WEIGERT</i>	Title Project Engineer	Phone Number (920) 377-1569
Signature of Applicant <i>Nevin Weigert</i>	Date Signed <i>2/19/2026</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 826 N 8th Street Sheboygan, WI 53081		Parcel No. 59281107120
Name of Proposed/Existing Business:	Stefanie H. Weill Center	
Address of Property Affected:	826 N 8th Street Sheboygan, WI 53081	
Zoning Classification:	Central Commercial District	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

**SECTION 7: Description of Proposed Project**

Installation of EIFS facade walls at South Weill Center property where buildings were recently removed. There are two options we would like to propose as noted on the design pages. Engineer is currently working to confirm if we can remove the brick on the North wall so to keep the renovation moving we are proposing both options.

**Option 1:**

- West wall, steel stud wall erected with EIFS finish.
- North wall remains brick as is. (If brick needs to stay per engineer response)

**Option 2:**

- West wall, steel stud wall erected with EIFS finish.
- North wall, steel stud wall erected with EIFS finish. (If brick can be removed per engineer response)

**SECTION 8: Description of EXISTING Exterior Design and Materials**

Current space is gravel area with existing brick & CMU exterior wall faces. Demolition of one building has left an opening to all levels of the structure that will need to be enclosed.

**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

Proposed exterior design would be an EIFS (Exterior Insulated Finish System). Proposed color on drawings was a neutral tone to match some of the existing masonry at buildings adjacent.

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

---

---

---

---

---

---

---

---

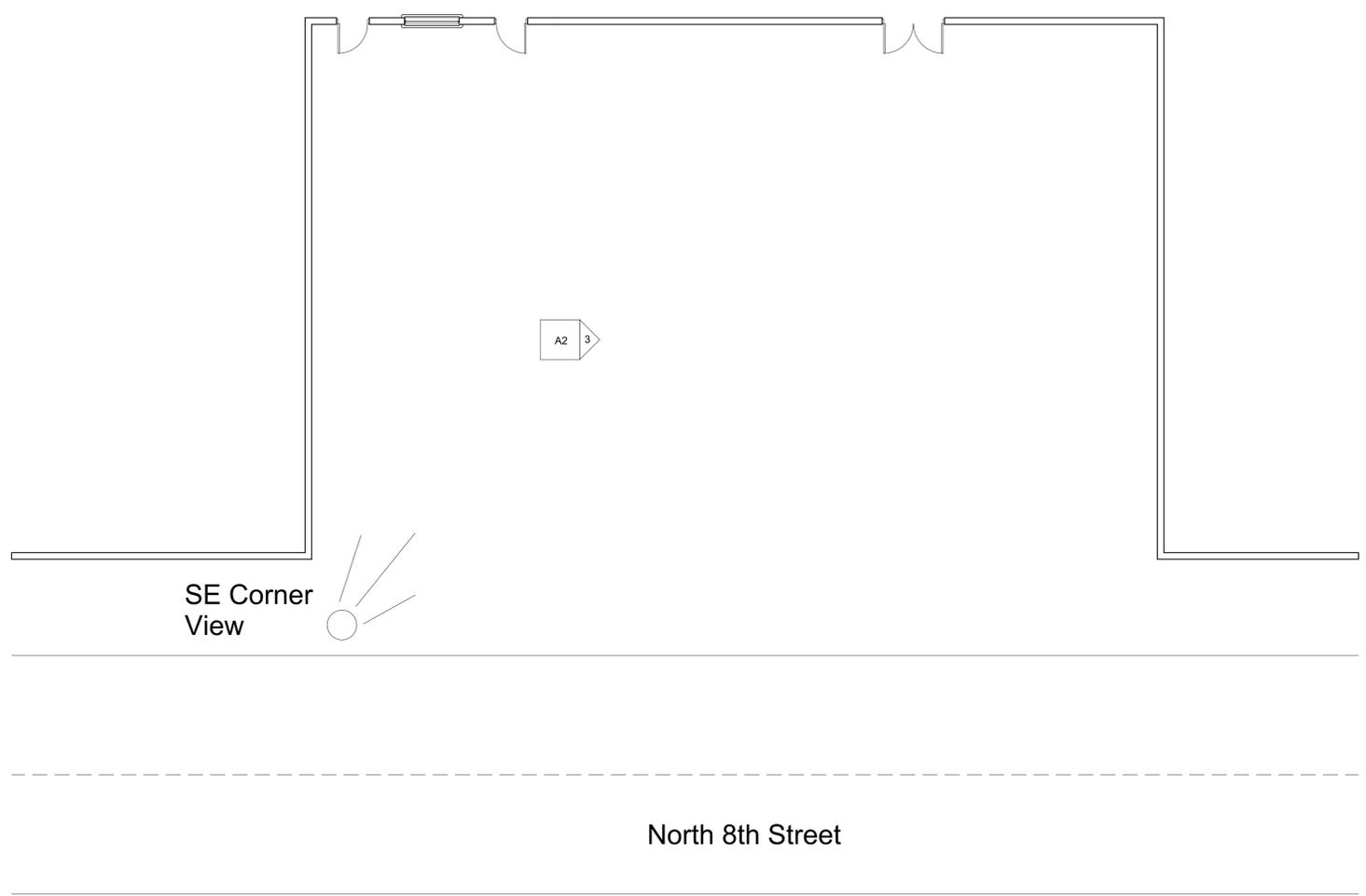
SIGNATURE: \_\_\_\_\_

Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

DATE: \_\_\_\_\_

## APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.
- C. Submit digital plans and drawings of the project by email, flash drive, etc.**
- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.



Notes & Revisions

Stefanie Weill Center  
South Building Facade

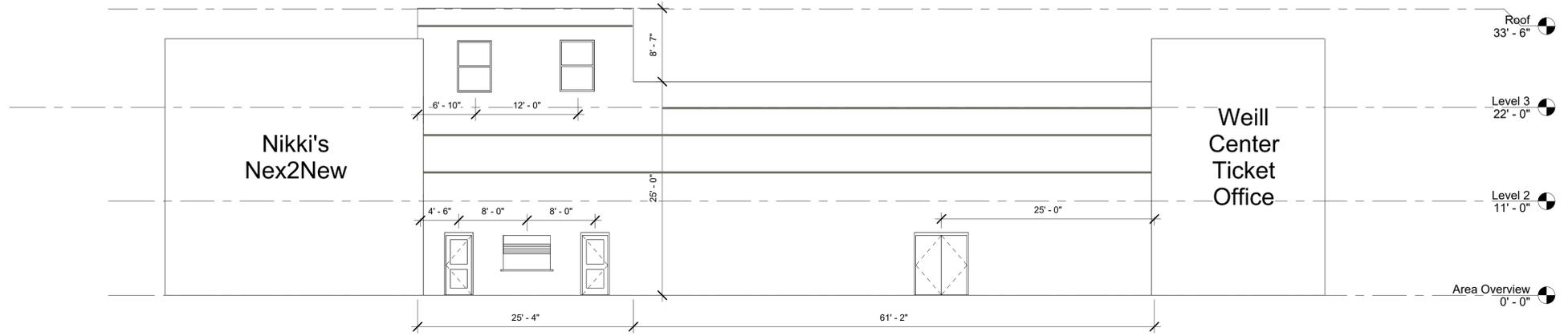
**Area Overview**

Project number	SWC-XXX
Date	3/06/2026
Drawn by	NW
Checked by	NW

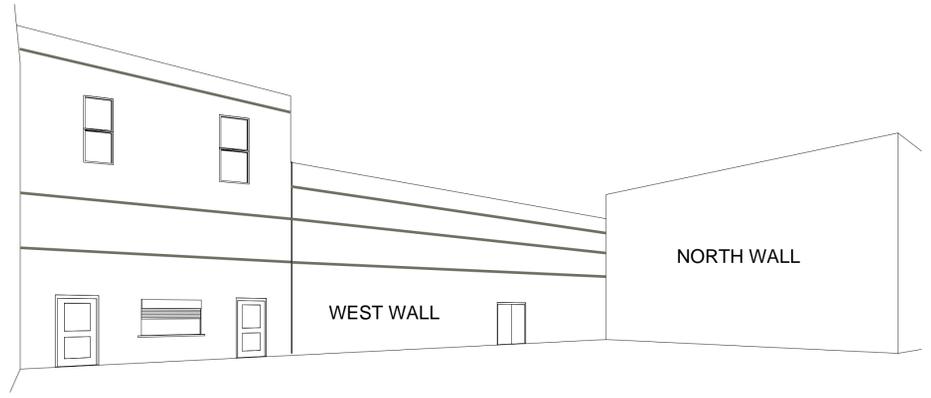
**A1**

Scale 1/8" = 1'-0"

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY



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



2 SE Corner View

- OPTION 1**
- West wall, steel stud wall erected with EIFS finish.
  - North wall remains brick as is.
- OPTION 2**
- West wall, steel stud wall erected with EIFS finish.
  - North wall, steel stud wall erected with EIFS finish.



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



Notes & Revisions

Stefanie Weill Center  
South Building Facade

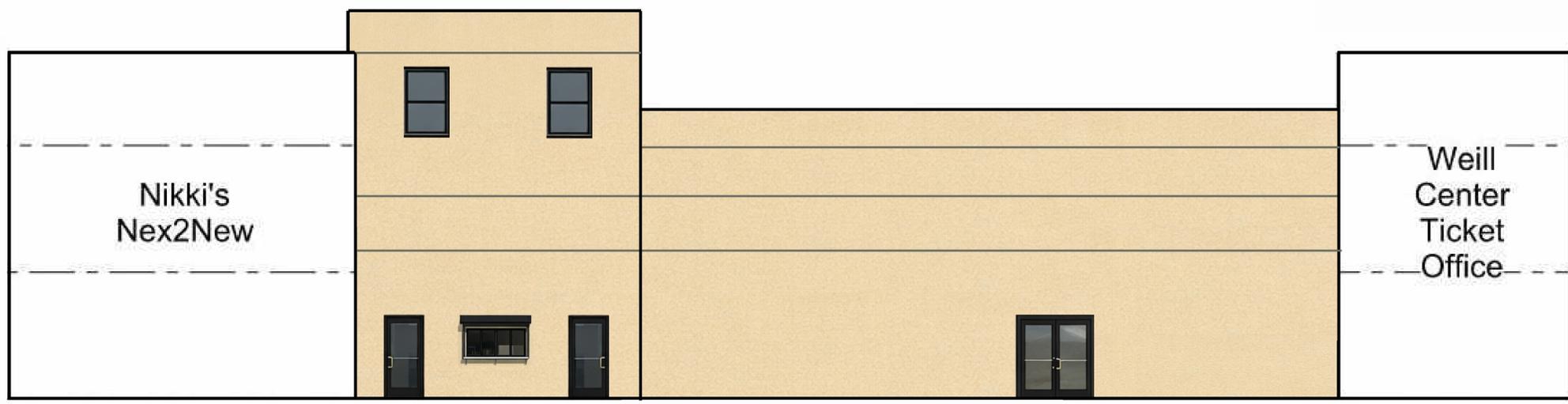
**Elevations**

Project number: SWC-XXX  
Date: 3/06/2026  
Drawn by: NW  
Checked by: NW

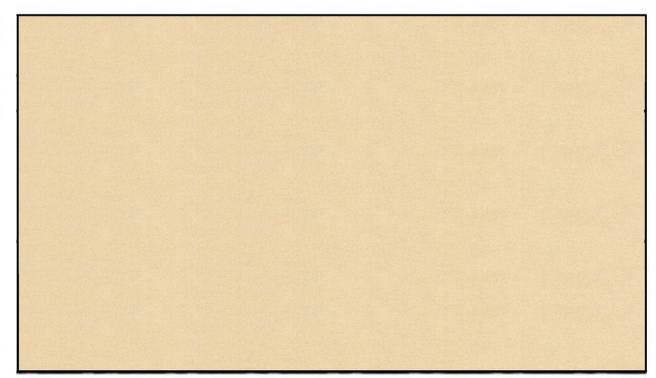
**A2**

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

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY



WEST ELEVATION  
NTS



NORTH ELEVATION  
NTS



Notes & Revisions

Stefanie Weill Center  
South Building Facade

**Elevations**  
Project number SWC-XXX  
Date 3/06/2026  
Drawn by NW  
Checked by NW

**A3**

Scale

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY