



CITY PLAN COMMISSION AGENDA

August 09, 2022 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

- [4.](#) Approval of the Plan Commission minutes from July 26, 2022.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Application for Conditional Use with exceptions by Hameister Architects, Inc. to renovate the existing facility and to install new site improvements at 1937 S. Business Drive.

NEXT MEETING

6. August 23, 2022

ADJOURN

7. 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, July 26, 2022****OPENING OF MEETING**

MEMBERS PRESENT: Mayor Sorenson, Jerry Jones, Marilyn Montemayor, Alderperson Mitchell, Ryan Sazama, and David Hoffman

MEMBERS EXCUSED: John Motiska

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

OPENING OF MEETING

1. Roll Call

Chair Mayor Sorenson called the meeting order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from July 12, 2022.

Motion by Dave Hoffman, second by Jerry Jones to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Seneca Capital Partners to create new mobile home lots in the Indian Meadows Mobile Home Park located at 3636 S. Business Drive.

Motion by Dave Hoffman, second by Alderperson Mitchell to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, floodplain, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. 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.).
4. 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, retaining walls, street trees, etc.).

5. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
6. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
7. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
8. The large topsoil pile shall be used and/or removed from the site and these areas shall be permanently stabilized with grass.
9. Prior to building permit issuance for installation of any new mobile home, the owner shall fix the guardrail on the south side of the street that crosses Fisherman's Creek.
10. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

6. Application for Conditional Use and Sign Permit with exceptions by Blair Image to install new Ross Dress for Less wall signage at 518 S. Taylor Drive (former Shopko).

Motion by Jerry Jones, second by Marilyn Montemayor to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. Any additional signage for this facility/building will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).

Exception granted:

- To install a 291sf wall sign

Motion carried.

7. Application for Conditional Use and Sign Permit with exceptions by Creative Sign to install a new multi-tenant pylon sign for Corta Development located at 518 S. Taylor Drive (former Shopko).

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. The sign shall meet the minimum 12 foot setback to all property lines. It is the applicant's responsibility to insure the sign meets the required setbacks.
4. The maximum height of the sign shall be 20 feet (highest point of sign to grade). It is the applicant's responsibility to insure the sign meets this height requirement.
5. Any future wall signage for shall be individual letter signs (no flat panel or interior lit cabinet signs).
6. Applicant shall remove all signage on the site/building referencing previous Shopko use.
7. Prior to sign permit issuance, the applicant will provide formal documentation that all required sign easements, agreements, etc. between the property owners have been officially recorded by Sheboygan County.
8. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exception granted:

- To locate the new pylon sign on the Taco Bell property (off-premise sign).

Motion carried.

8. Application for Conditional Use Permit with exceptions by Guggenheim Development Services, LLC, to construct and operate a new Jiffy Lube on a newly created parcel directly south of Applebee's in the former Shopko parking lot (Parcel # 59281215106).

Motion by Jerry Jones, second by Marilyn Montemayor to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. Any unused mechanical boxes, equipment, etc. shall be removed from the site.
8. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets (except for common property line/shared access drive area granted an exception).
9. Applicant shall work with staff with regards to appropriate signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
10. Applicant shall to install individual letter signs – no cabinet or flat panel signs.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is eight (8) feet.
12. All areas used for parking/maneuvering of vehicles shall be paved.
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
15. The parking lot and drives shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The site shall be curbed.
16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
18. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.

20. Streets and infrastructure damaged and/or disturbed during construction of all private and public improvements shall be promptly repaired by the applicant.
21. 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).
22. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
23. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
24. Prior to building permit issuance, the applicant will provide formal documentation that all required easements, agreements, etc. between the property owners have been officially recorded by Sheboygan County. Easements/agreements including but not limited to shared parking, access, utilities, storm drainage etc.
25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans.
26. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have a side yard paving setback 0 feet
- To exceed .5 footcandles at the property line
- From the locational landscaping requirements. Landscape Plan still required and required point must be met.

Motion carried.

NEXT MEETING

9. August 9, 2022

ADJOURN

10. Motion to Adjourn

Motion by Jerry Jones, second by Dave Hoffman to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:24 p.m.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Hameister Architects, Inc. to renovate the existing facility and to install new site improvements at 1937 S. Business Drive. UC Zone.

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

REPORT DATE: August 5, 2022

MEETING DATE: August 9, 2022

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Hameister Architects, Inc., on behalf of owner Juana Villa, is proposing to renovate the existing facility and to install new site improvements at 1937 S. Business Drive. The applicant states the following about the project:

- Owner is proposing to renovate an existing underutilized commercial property along the S. Business Drive commercial corridor to a “White Box” state in order to attract a new commercial tenant. Examples of potential tenants include a small professional service office, retail, etc.
- Based on the building location and visibility from a high traffic count on S. Business Drive, the owner believes that improving the building and site will lead to a commercial tenant wanting to operate from this facility/property.
- Vehicles may enter and exit the site from the main driveway entrance on the West side of the site off of S. Business Drive and a secondary entrance off of the alley on the South side of the property.
- Paint existing office building.
- New canopy down lighting to be installed in existing building canopy.
- Pave existing gravel parking lot that allows for proper storm water management. There will be eight (8) off-street parking spaces.

- Add required landscaping to comply with all standards per City of Sheboygan Zoning Ordinance.
- No dumpster enclosures will be required because the site use does not require the need for a dumpster.

The project creates a new business along the S. Business Drive commercial corridor. With the completion of this project, improvements will be made to an unimproved lot by paving an existing gravel parking lot, and adding the appropriate amount and type of site landscaping. The vacant building will be rejuvenated with new paint that is in a neutral pallet to not stand out from its surroundings.

STAFF COMMENTS:

The Plan Commission is reviewing a conditional use permit to improve the building and site for a small professional service and/or retail use. There is no tenant at this time. This will permit the owner to improve the building and site and get it ready for a tenant. If a small professional service or retail is the intended use, then the owner/tenant may apply for an occupancy permit at that time. However, if the proposed use is conditionally permitted (drive thru, auto sales, etc.) then the applicant would be required to submit a new conditional use permit for review and approval by the Plan Commission.

The building/site has been vacant for many years and has not been properly maintained. Prior to the applicant occupying the building and operating from the site a number of improvements will be required (painting, paving, landscaping, etc.).

At such time as the improvements are completed (painting, paving, landscaping, etc.), the applicant will need to work with the building inspection department regarding the proposed use of the facility. Occupancy permit shall be granted only at such time as all permits and codes have been met.

The applicant states they will be painting the building. The Plan Commission may want to ask the applicant:

- What exactly are they painting and what is the timeframe for the building to be repainted?
- Building appears to be painted a cream/tan. Verify painting color proposed.
- The roof tiles appear to be painted a rust or brown. Verify tile painting color proposed.
- What are the applicant's plans with regards to the windows that are boarded up on the back/east side of the building? Are they filling them in with block or installing windows?

The parking lot and much of the site is presently gravel. All areas used for the parking and maneuvering of vehicles are required to be paved. There is an ability to landscape some of this area as well. The applicant has indicated that are willing to pave the parking lot. Staff will

be recommending a condition of approval that the parking lot is paved (those areas that are to be used for parking and maneuvering of vehicles). In addition to the paving, there are certain paving setback areas that will need to be landscaped.

The Plan Commission should have the applicant address when they plan on paving and landscaping the property. Staff will be recommending a condition of approval that requires the site to be paved and landscaped prior to issuance of an occupancy permit for a business to operate from the site.

The applicant and/or the contractor shall meet with staff to discuss the parking lot plans and shall obtain all required storm water, landscaping, lighting approvals prior to issuance of a building permit for constructing the new parking lot.

A couple of sign 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.
- The applicant shall work with staff to come up with sign designs that are more appropriate for this location.
- Any new wall signage will need to be individual letter signs and not flat cabinet signs.
- The site has an older legal nonconforming pylon sign along S. Business Drive. S. Business Drive is a very visible commercial corridor that staff and the Plan Commission have been working on in order to continue improving the aesthetics of this corridor. The applicant shall work with staff to come up with sign designs that are more appropriate for this location.
- The applicant may propose to reface the existing pylon sign on the property. However, if the pylon sign is ever removed from this site, the applicant will be permitted a monument style free standing sign.

Other property/site issues include:

- Remove the soda machine located in the front of the building.
- Remove pile of rock and debris located on the south side of the building.
- Remove temporary banner sign located on the north side of the building.
- Remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site

The applicant is requesting the following exception:

- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

This facility/property has been tired and weathered for a significant period of time. The proposed improvements certainly have the opportunity to improve this property along this very visible and highly traveled S. Business Drive commercial corridor.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal/approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
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. Outdoor storage of materials, products or equipment shall be prohibited (no soda machines, product displays for sale, equipment, etc.).
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
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. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs)
10. If the intent is to use the existing legal nonconforming pylon sign, the applicant shall work with staff to improve the overall look of the sign.
11. If the pylon sign is ever removed from the property, the applicant will be permitted a freestanding monument style sign.
12. Applicant shall not be able to have string lights, pennants or other various types of temporary signage.

13. Prior to issuance of an occupancy permit, all areas used for parking or maneuvering of vehicles shall be paved and all areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Applicant shall meet the minimum-paving setback of five (5) feet to all property lines.
15. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
16. 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).
17. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
18. 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.
19. All vehicles shall be located on the private property (paved parking lot) and shall not be located on any City streets, public rights-of-way, landscape areas, etc.
20. Applicant shall remove soda machine located in the front of the building.
21. Applicant shall remove pile of rock and debris located on the south side of the building.
22. Applicant shall remove temporary banner sign located on the north side of the building
23. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility and site.
24. The applicant shall work with staff regarding the windows that are boarded up on the back/east side of the building – provide a plan how this area is to be improved.
25. If the applicant proposes any type of exterior remodel/renovation to the building, City of Sheboygan Architectural Review Board approval is required prior to construction.
26. Any future/additional uses of the facility/property such as additional tenants, additions, site improvements, etc. may require conditional use permit, architectural review, occupancy permit, etc.
27. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 59281412930

MAP NO. _____

ZONING CLASSIFICATION: UC

Office Use Only

Item 5.

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

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

1. APPLICANT INFORMATION

APPLICANT: HAMEISTER ARCHITECTS, INCORPORATED

ADDRESS: 823 SOUTH TAYLOR DRIVE E-MAIL: chris@hameister-architects.com

PHONE: (920) 457-5500 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: WHITE BOX TENANT BUILD-OUT

ADDRESS OF PROPERTY AFFECTED: 1937 S. BUSINESS DRIVE

LEGAL DESCRIPTION: G & G SUBD LOTS 16 & 17 BLK 3 EXC THAT PRT DESC IN DOC

#1672606 ROD AS ROAD ROW

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

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: RENOVATE EXISTING PROPERTY TO A WHITE BOX STATE TO ATTRACT A NEW COMMERCIAL TENANT. EXAMPLES OF POTENTIAL TENANTS INCLUDE PROFESSIONAL SERVICES OFFICE OR SMALL RETAIL.

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

LANDSCAPE LOCATIONS MAY NEED TO ADJUST BASED ON FINAL CIVIL ENGINEER DRAWINGS

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? _____

REDEVELOPMENT OF A VACANT SITE AND BUILDING TO STRENGTHEN AS EXISTING BUSINESS DISTRICT.

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

NO

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

REVIATALIZE AN EXISTING UNDERUTILIZED COMMERCIAL PROPERTY TO ATTRACT A NEW TENANT TO THE EXISTING SOUTH BUSINESS DRIVE COMMERCIAL CORRIDOR.

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

YES

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

OWNER OF SITE: JUANA VILLA

1400 N BAIRD ST LOT 121

ADDRESS: GREEN BAY, WI 54302

E-MAIL: ravavi78@gmail.com

ARCHITECT: HAMEISTER ARCHITECTS, INCORPORATED

ADDRESS: 823 SOUTH TAYLOR DRIVE

E-MAIL: chris@hameister-architects.com

CONTRACTOR: _____

ADDRESS: _____

E-MAIL: _____

5. CERTIFICATE

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

APPLICANT'S SIGNATURE

15 JULY 2022

DATE

CHRISTOPHER PENKALA, AIA

PRINT ABOVE NAME

Written Description – Conditional Use Application

White Box Tenant Build-Out
1937 S. Business Dr.
Sheboygan, Wisconsin 53081

Zoning District

Urban Commercial (UC)

Existing Land Use

879 SF Vacant Building and Unimproved Lot.

Proposed Land Use

Renovate an existing underutilized Commercial Property along the South Business Drive Commercial Corridor to a “White Box” state in order to attract a new Commercial Tenant. Examples of potential tenants include Professional Services Office or Small Retail.

Proposed Use Data

Reason for Site Selection

- Visibility from a high traffic count street (i.e. South Business Drive).
- Appropriately sized existing office space for a small Professional Services Office or Small Retail.

Access

- Vehicles may enter and exit the site from the main driveway entrance on the West side of the site off of South Business Drive and a secondary entrance off of the alley on the South side of the property.

Dumpsters Enclosures

- No dumpster enclosures will be required because the site use does not require the need for a dumpster.

Proposed Site Improvements

- Pave existing gravel parking lot in a manner that allows for proper storm water management.
- Paint existing office building.
- No new building/structures being constructed.
- Add required landscaping to comply with all standards per City of Sheboygan Zoning Ordinance.

Parking Requirements

- Provided: 8 spaces.
- Required: One space per 300 square feet of gross floor area = 3 spaces.

Landscape Requirements

See attached drawing A1.2 Landscape Plan for Urban Commercial Zoning Landscape Point Requirements and Landscape Plant Schedule.

Potential Nuisances

Reasons the business will not become a nuisance:

- South Business Drive is an existing high traffic corridor that generates traffic noise and lights from vehicles.
- The residences that border the site to the east are screened from the site by their garages.



Site Lighting

- Existing street light on City pole near southwest parking stalls.
- New canopy down lighting to be installed in existing building canopy.

Signage Regulations

A formal signage submittal per City of Sheboygan Zoning Ordinance to be provided at a future date.

Written Justification

The project creates a new business along the South Business Drive Commercial corridor. With the completion of this project, improvements will be made to an unimproved lot by paving an existing gravel parking lot, and adding the appropriate amount and type of site landscaping. The vacant building will be rejuvenated with new paint that is in a neutral pallet to not stand out from its surroundings.



WHITE BOX TENANT BUILD-OUT

1937 SOUTH BUSINESS DRIVE ~ SHEBOYGAN, WISCONSIN 53081

HAMEISTER ARCHITECTS, INCORPORATED

ARCHITECTS PROJECT NUMBER 100315

15 JULY 2022

**HAMEISTER
ARCHITECTS**
INCORPORATED
823 SOUTH TAYLOR
SHEBOYGAN, WISCONSIN
PHONE (920) 457-5500 FAX (920) 457-5005
Item 5.

WHITE BOX TENANT BUILD-OUT
1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	
15 JULY 2022	
REV.#	DATE REVISED
△	
△	
DRAWN BY	CHECKED BY
CHRIS	P
PROJECT NUMBER	100315
SHEET DESCRIPTION	FLOOR PLAN
SHEET NUMBER	A0.1
© COPYRIGHT 2022 ~ HAMEISTER ARCHITECTS, ALL RIGHTS RESERVED	

BUILDING CONSTRUCTION

CONSTRUCTION TYPE:
TYPE VB COMBUSTIBLE NON-RATED;
NON-SPRINKLERED.

BUILDING CONTENTS

TOTAL BUILDING AREA 879 SF
BUILDING VOLUME 10,500 CF

BUILDING OCCUPANCY

OCCUPANCY CLASS OPTIONS:

GROUP B: BUSINESS.

ALLOWABLE AREA 9,000 SF
OCCUPANT LOAD 9 PEOPLE
MAX OCCUPANT LOAD FOR 1 EXIT 49 PEOPLE
MAX TRAVEL DISTANCE FOR 1 EXIT 75 FEET

OR

GROUP M: MERCANTILE.

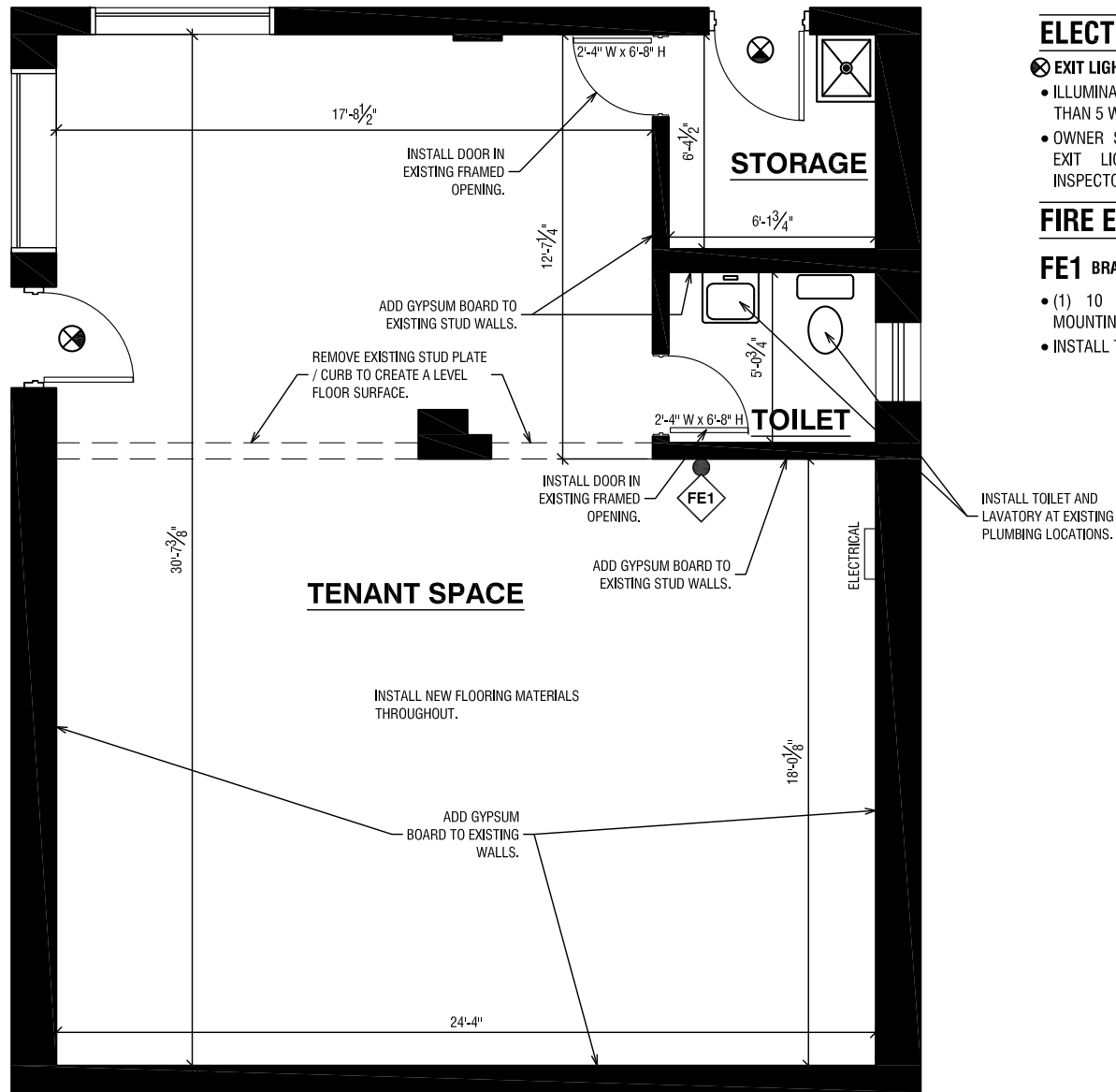
ALLOWABLE AREA 9,000 SF
OCCUPANT LOAD 15 PERSONS
MAX OCCUPANT LOAD FOR 1 EXIT 49 PEOPLE
MAX TRAVEL DISTANCE FOR 1 EXIT 75 FEET

ARCHITECT



**HAMEISTER
ARCHITECTS**
INCORPORATED

823 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081
PHONE (920) 457-5500 FAX (920) 457-5005
WEBSITE www.hameister-architects.com
EMAIL chris@hameister-architects.com



ELECTRICAL

EXIT LIGHT

- ILLUMINATED EXIT SIGN SHALL BE 'LED' LAMPS AT LESS THAN 5 WATTS PER FIXTURE.
- OWNER SHALL CONFIRM LOCATION AND QUANTITY OF EXIT LIGHTS WITH LOCAL BUILDING AND FIRE INSPECTORS.

FIRE EXTINGUISHERS

FE1 BRACKET-MOUNTED FIRE EXTINGUISHER

- (1) 10 POUND 4A-60B:C FIRE EXTINGUISHER WITH MOUNTING HARDWARE BY OWNER.
- INSTALL TOP OF EXTINGUISHER AT 4'-0" ABOVE FLOOR.

1 FLOOR PLAN
A0.1 SCALE: 3/16" = 1'-0"

DRAWING ACCURACY
INFORMATION REGARDING THE EXISTING BUILDING LAYOUT AND CONDITIONS ARE DERIVED FROM THE OWNER AND ON-SITE OBSERVATION. ALTHOUGH THIS INFORMATION IS REPRESENTED AS ACCURATELY AS POSSIBLE, IT MAY BE SUBJECT TO INACCURACIES DUE TO EQUIPMENT LIMITATIONS, INTERPRETATIONS, SITE OBSTRUCTIONS, AND CONFLICTING DATA. THIS INFORMATION SHOULD BE USED SOLELY TO UNDERSTAND THE RELATIVE LOCATIONS OF THE DIFFERENT BUILDING ELEMENTS AND FOR ESTABLISHING THE LOCATION OF THE NEW CONSTRUCTION.

NORTH



SHEET INDEX

ARCHITECTURAL

HAMEISTER ARCHITECTS, INC.

A0.1 TITLE SHEET AND FLOOR PLAN
A1.1 SITE PLAN
A1.2 LANDSCAPE PLAN

7/15/2022 11:34:38 AM BY CHRIS C:\HA\PROJECTS\ACTIVE PROJECTS\100315 USED CAR 1937 SOBUSD\DRAWINGS\1937 S. BUS.DR.DWG © COPYRIGHT 2022 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED
THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREWITH MAY NOT BE COPIED, DOWNLOADED, STORED IN MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM HAMEISTER ARCHITECTS, INC.

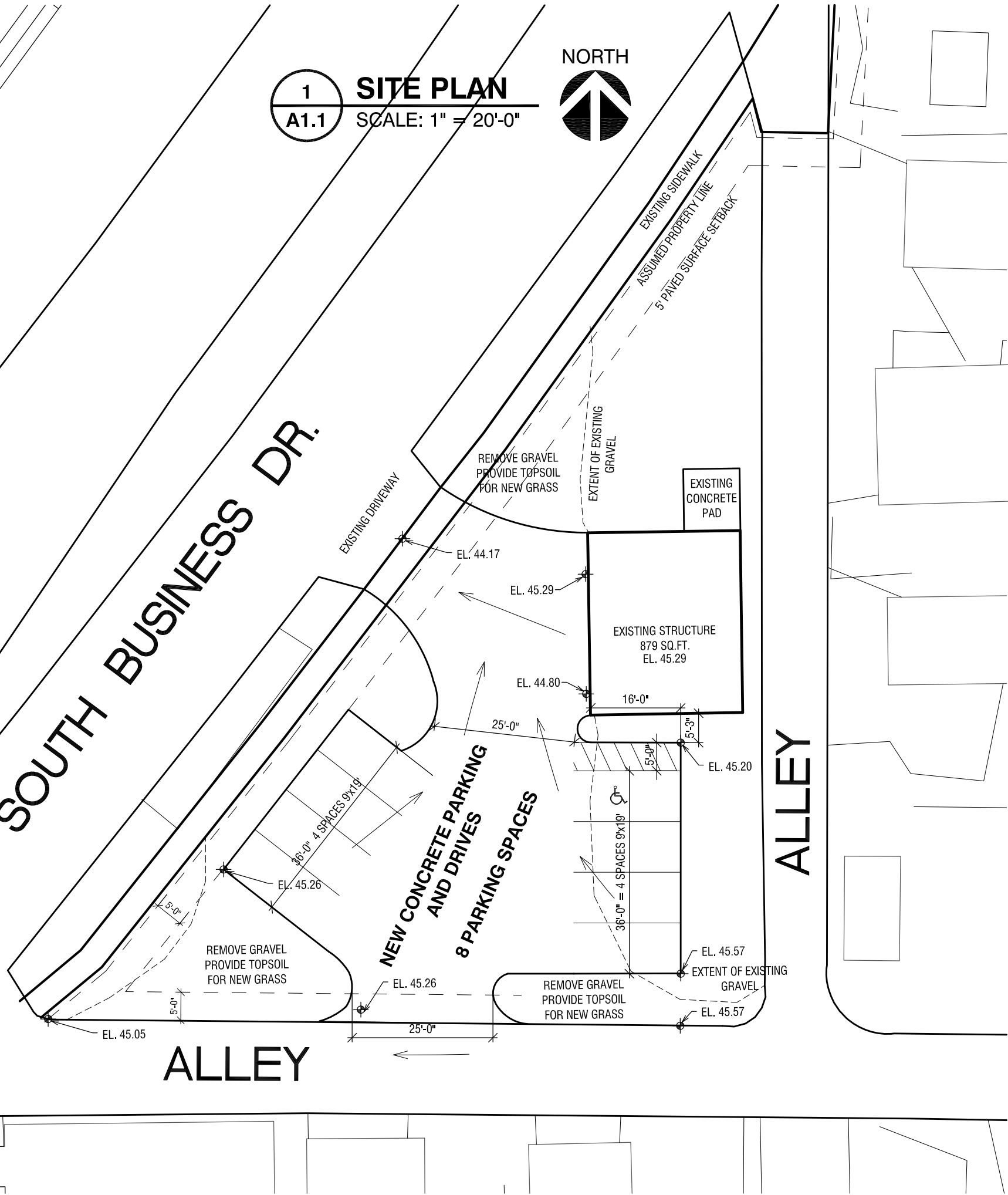
BENCHMARK
TOP OF FIRE HYDRANT=49.24
EAST SIDE OF SOUTH 17TH STREET
AND SOUTH SIDE OF UNION AVENUE

7-26-16

SOUTH BUSINESS DR.

ALLEY

1
A1.1
SITE PLAN
SCALE: 1" = 20'-0"



**HAMEISTER
ARCHITECTS**
INCORPORATED
823 SOUTH TAYLOR
SHEBOYGAN, WISCONSIN
PHONE (920) 457-5500 FAX (920) 457-5501

HINZE WADE
REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS
P.O. BOX 364
Sheboygan, Wisconsin 53081
920.458.5921

WHITE BOX TENANT BUILD-OUT
1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	
15 JULY 2022	
REV.#	DATE REVISED
△	
△	
DRAWN BY	CHECKED BY
CHRIS	P
PROJECT NUMBER	
100315	
SHEET DESCRIPTION	
SITE PLAN	
SHEET NUMBER	
A1.1	
© COPYRIGHT 2022 ~ HAMEISTER ARCHITECTS, ALL RIGHTS RESERVED	

7/15/2022 11:11:26 AM BY CHRIS C:\HA\PROJECTS\ACTIVE PROJECTS\100315 USED CAR 1937 S.BUS.DR.DWG © COPYRIGHT 2022 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED
THIS DOCUMENT AND THE INFORMATION REPRESENTED HEREWITH MAY NOT BE COPIED, DOWNLOADED, STORED IN MACHINE-READABLE FORM, OR OTHERWISE REPRODUCED, DISSEMINATED, ADAPTED OR USED WITHOUT WRITTEN PERMISSION FROM HAMEISTER ARCHITECTS, INC.

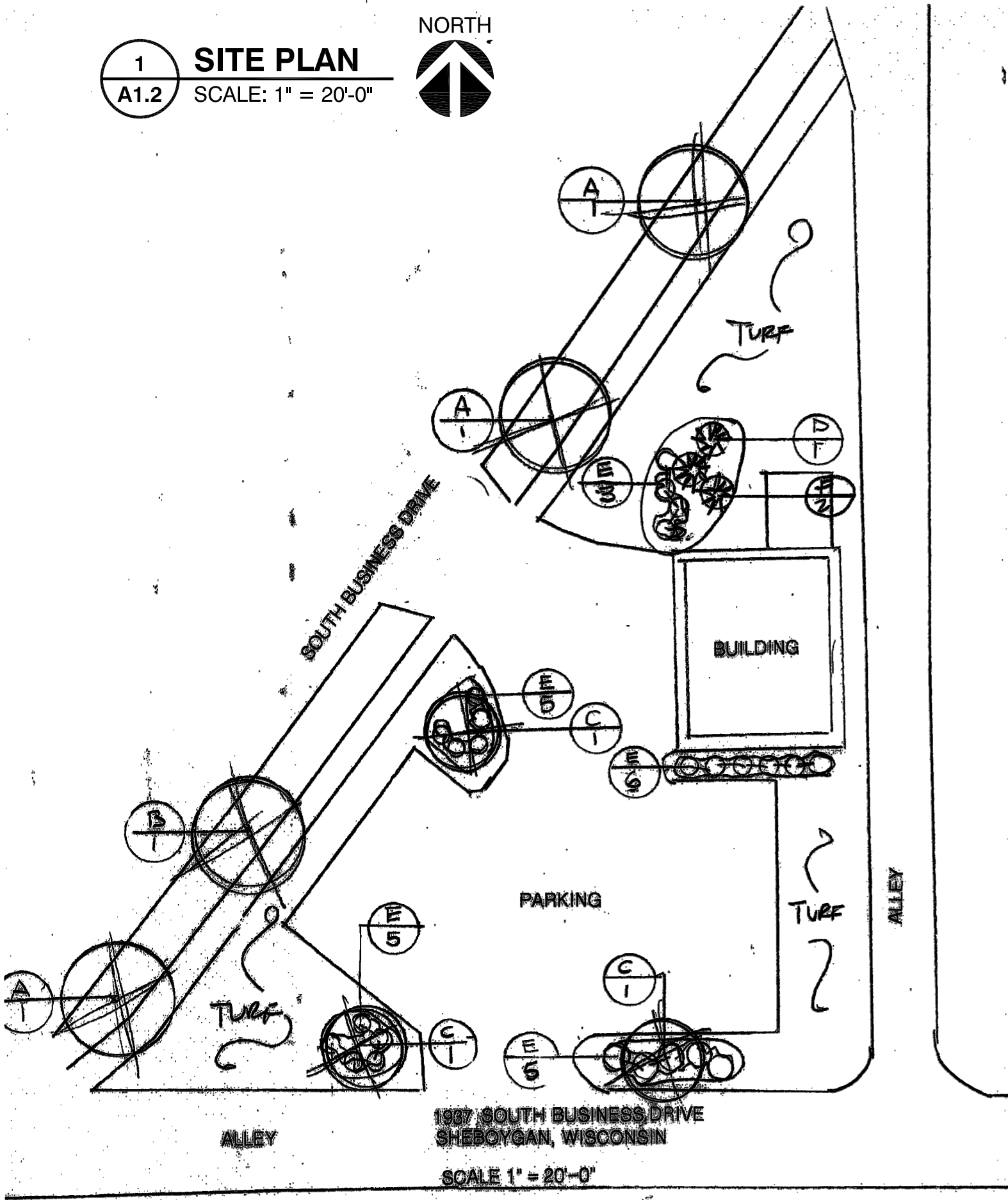
URBAN COMMERCIAL ZONING

LANDSCAPE POINT REQUIREMENTS			
BUILDING FOUNDATIONS:	119 LF PERIMETER x 20 POINTS PER 100 LF =	24	
DEVELOPED LOTS:	879 SF FLOOR AREA x 5 POINTS PER 1,000 SF =	5	
STREET FRONTAGES:	205 LF STREET FRONTAGE x 20 POINTS PER 100 LF =	41	
PAVED AREAS:	4152 SF PAVED AREA x 40 POINTS PER 10,000 SF =	17	
TOTAL REQUIRED LANDSCAPE POINTS		87	

LANDSCAPE SURFACE RATIO (LSR) 0.10 MINIMUM. LSR AS SHOWN =0.49

LANDSCAPE PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	R.C.	Points Each	Total on plan
A	Maple -Existing		3	4"			
B	Oak-Existing		1	2.5"			
C	Malus	Red Jewel	3	2"	Cont	10	30
D	Thuja	Techny	1	4'	cont	12	12
E	Spiraea	Tor Spiraea	24	18"	cont	1	24
F	Techny Arborvitae-Existing		2	6'		12	24
						TOTAL POINTS	90



HAMEISTER ARCHITECTS
823 SOUTH TAYLOR
SHEBOYGAN, WISCONSIN
PHONE (920) 457-5500 FAX (920) 457-5501
Item 5.



5913 Sampe Road
Manitowoc, WI 54220
(920) 918-2613

WHITE BOX TENANT BUILD-OUT
1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE		15 JULY 2022
REV. #	DATE REVISED	
△		
△		
DRAWN BY		CHECKED BY
CHRIS		P
PROJECT NUMBER		
100315		
SHEET DESCRIPTION		
LANDSCAPE PLAN		
SHEET NUMBER		
A1.2		
© COPYRIGHT 2022 ~ HAMEISTER ARCHITECTS, ALL RIGHTS RESERVED		

1

