



# CITY PLAN COMMISSION AGENDA

**August 15, 2023 at 4:00 PM**

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

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

## **OPENING OF MEETING**

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

## **MINUTES**

- [4.](#) Approval of the minutes from the July 25, 2023 meeting.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- [5.](#) Application for Site Plan Review by Torginol, Inc. to construct a new storage tank at 4617 S. Taylor Drive.
- [6.](#) Application for Conditional Use Permit with exceptions by St Paul's Lutheran School to install an LED electronic message center in existing monument sign located at 1819 N. 13th Street.
- [7.](#) Application for Conditional Use Permit with exceptions by Sheboygan BP to construct a new bathroom addition to the Sheboygan BP located at 1030 S. 14th Street.

## **NEXT MEETING**

8. August 29, 2023

## **ADJOURN**

9. Motion to Adjourn

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

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

**CITY OF SHEBOYGAN**  
**CITY PLAN COMMISSION MINUTES**  
**Tuesday, July 25, 2023**

**MEMBERS PRESENT:** Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones, Alderperson Trey Mitchell and Braden Schmidt

**EXCUSED:** Kimberly Meller

**STAFF/OFFICIALS PRESENT:** Program Assistant Ellise Rose

**OPENING OF MEETING**

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

4. Approval of the Plan Commission minutes from July 11, 2023.

Motion by Jerry Jones, second by Marilyn Montemayor to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Application for Conditional Use with exceptions by Froedtert and Medical College of WI to construct and operate a Froedtert Sheboygan Medical Center at the northeast corner of Taylor Drive and Saemann Avenue (Parcel #59281631481).

Motion by Ryan Sazama, second by Jerry Jones to approve with 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements. Landscaping shall be installed prior to issuance of an occupancy permit.

6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
8. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
10. 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.
11. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
12. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specification.
16. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
20. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
21. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
22. Applicant shall adequately address all Fire Department concerns related to this development.
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
24. 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, architectural review, etc. reflecting those amendments.

Exceptions granted:

- To utilize a 9' x 18' on-site parking stall size
- To have 410 on-site parking stalls
- To have the building height equal to approximately 65 feet 4 inch (masonry dimension) at the south end

Motion carried.

6. Application for Conditional Use with exceptions by Matter Development to construct a Senior Living Community at the southeast corner of Taylor Drive and Geele Avenue (Parcel #59281631481).

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/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements. Landscaping shall be installed prior to issuance of an occupancy permit.
6. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
7. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
8. 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.).
9. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
10. 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.
11. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
12. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
13. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
14. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
15. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specification.
16. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.

18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
20. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
21. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
22. Applicant shall adequately address all Fire Department concerns related to this development.
23. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
24. 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, architectural review, etc. reflecting those amendments.

Exceptions granted:

- To utilize a 9' x 18' on-site parking stall size
- To have 143 on-site parking stalls
- To have the building height equal to 55 feet
- To have two monument signs

Motion carried.

7. Application for Conditional Use with exceptions by Sheboygan Pop Ops, LLC to construct and operate a Popeyes Drive Thru Restaurant at 3207 S. Business Drive (former Ryder Truck).

Motion by Alderperson Mitchell, second by Jerry Jones 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, storm drainage, health, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. If properties are sharing stormwater facilities, the proper agreements/easements shall be officially documented and recorded prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. 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.).
8. Any unused mechanical boxes, equipment, etc. shall be removed from the site.
9. 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.

10. Applicant shall work with staff with regards to appropriate signage. Only at such time as the 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.
11. Applicant shall install individual letter signs – no cabinet or flat panel signs.
12. 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.
13. All areas used for parking/maneuvering of vehicles shall be paved.
14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
15. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
16. 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.
17. 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.
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
19. 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.).
20. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
21. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
22. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
23. 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).
24. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to water and sewer.
25. 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.
26. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed.
27. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes.
28. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, shared access, parking, stormwater facilities, utilities, etc. This easement document shall be officially recorded by Sheboygan County.

29. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and the applicant can demonstrate that they are the owner of newly created lot.
30. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
31. 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 paving variance to be zero (0) feet to the south property line.
- From the locational landscaping bufferyard requirements. Landscape Plan still required and required point must be met.

Motion carried.

8. Gen. Ord. No. 11-23-24 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

Motion by Marilyn Montemayor, second by Ryan Sazama to recommend approval. Motion carried.

**NEXT MEETING**

9. August 15, 2023

**ADJOURN**

10. Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4:50 p.m.

## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

---

**ITEM DESCRIPTION:** Application for Site Plan Review by Torginol, Inc. to construct a new storage tank at 4617 S. Taylor Drive. SI Zone (Sheboygan Business Park Protective Covenants).

---

**REPORT PREPARED BY:** Janet M Duellman, Community Development Planner

---

**REPORT DATE:** July 25, 2023

**MEETING DATE:** August 15, 2023

---

**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:**

Torginol, Inc. is proposing to construct a new storage tank at their facility located at 4617 S. Taylor Drive. The applicant states the following about the proposal:

- Torginol is proposing to locate a third exterior tank on the facility's east side off of Concord Drive for the purpose of storage of the company's primary grade of sand. This product is a critical material which is color-coated, blended, packaged and sold as decorative and functional component for use in liquid-applied high performance flooring.
- The new tank will be located adjacent to the existing tanks and will be identical in diameter, paint color and appearance. Currently, there is an 80-ton tank and a 140-ton tank.
- The proposed tank height is 47 feet (140-ton capacity) and has a diameter of 12 feet which is the same as the second tank.
- Torginol, Inc. is a locally owned and operated company with 330 employees. The company is a manufacturer and distributor of products which add to the design and performance of liquid-applied, resinous flooring and the company is currently expanding the facility with operations in Fitzgerald GA, Bakersfield CA, Torreon, Coahuila, Mexico and one facility under an operating agreement in Brisbane Australia.

**STAFF COMMENTS:****ACTION REQUESTED:**

Staff recommends approval of the site plan subject to the following conditions:

1. Applicant shall obtain all necessary permits for the construction of the tank as well as all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.).
2. Submittal/approval of a proposed storm drainage plan, if necessary.
3. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. New lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
5. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan application reflecting those amendments.

**ATTACHMENTS:**

Site Plan Application and Attachments

PARCEL NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: \_\_\_\_\_

Office Use Only

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

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

Item 5.

FILING FEE: \$100.00 (Payable to City of Sheboygan)

## CITY OF SHEBOYGAN SITE PLAN REVIEW APPLICATION

(Requirements Per Section 15.908)

Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

### 1. APPLICANT INFORMATION

APPLICANT: Torginol, Inc.

ADDRESS: 4617 South Taylor Drive, Sheboygan, WI 53081

E-MAIL: tom@torginol.com

PHONE: (920) 694-4815 FAX NO.: (920) 694-4801

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED: 4617 S. Taylor Drive

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Marketer and manufacturer of decorative particles including Torginol® Polymer ColorFlakes, Quartz ColorGranules, Natural ColorMicas, and Metallic ColorPigments for use in liquid-applied, high performance floor coating systems and other applications. Locally owned business, 330 employees, production, warehouse, and offices at three facilities in Sheboygan Business Center (4617 South Taylor Drive (headquarters), 4350 Tower Drive, 3217 Behrens Parkway).

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: Steel, vertical exterior tank for storage of quartz / silica sand raw material.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Tank dimensions are 12' in diameter, 47'-2" overall height, 45 degree hopper angle with four steel structural columns, usable capacity of 2,775 ft<sup>3</sup> of sand, white paint color.

3. **NAME AND ADDRESSES****OWNER OF SITE:** Torginol, Inc.**ADDRESS:** 4617 S. Taylor Drive, Sheboygan, WI 53081**E-MAIL:** tom@torginol.com **FAX NO.:** (920) 694-4801**ARCHITECT:** None**ADDRESS:** \_\_\_\_\_**E-MAIL:** \_\_\_\_\_ **FAX NO.:** ( )**CONTRACTOR:** A.C.E. Building Service**ADDRESS:** 3510 S. 26<sup>th</sup> Street, P O Box 1626, Manitowoc, WI 54221-1626**E-MAIL** \_\_\_\_\_ **FAX NO.:** ( )4. **CERTIFICATE**

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

*Tom Testwuide, Jr.*  
APPLICANT'S SIGNATURE

7-21-23  
DATE

TOM TESTWUIDE, JR.  
PRINT ABOVE NAME

5. **APPLICATION SUBMITTAL REQUIREMENTS**

A. A written description of the intended use describing in reasonable detail the:

- Current land use present on the subject property.
- Proposed land use for the subject property.
- Projected number of residents, employees and /or daily customers.
- Proposed number of dwelling units, floor area and impervious surface area.
- Operation considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer and traffic generation.
- Operational considerations relating to potential nuisance creation pertaining to compliance with the performance standards addressed in Sub-Chapter 15-7 (Sections 15.701 - 15.721) of the Zoning Ordinance including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials.



Tom Testwuide  
President & Owner

Item 5.

**Torginol, Inc.**  
4617 South Taylor Drive  
Sheboygan, WI 53081  
USA

Toll-Free: 800.558.7596  
Phone: 920.694.4800  
Office: 920.694.4815  
Mobile: 920.627.1699  
Fax: 920.694.4801

Email: [tom@torginol.com](mailto:tom@torginol.com)  
Website: [torginol.com](http://torginol.com)

July 21, 2023

Department of City of Development  
**CITY OF SHEBOYGAN**  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

Re: *Proposed exterior bulk tank project*  
*Sand tank #3, 140-ton capacity, 47'-2" height*

Dear Planning & Zoning Representative:

We would like to add an exterior tank at the facility's east side off Concord Drive for the purpose of silica sand storage. The product is a critical raw material for our organization; the sand is color-coated, blended, packaged, and sold as decorative and functional component for use in liquid-applied, high-performance flooring. Currently, we have an 80-ton and a 140-ton exterior tank—both dedicated for silica sand on the property. The third tank will provide greater storage capacity, flexibility, and allow us to better meet customer demand for coated sand.

The tank will be located adjacent to the existing tanks on the southeast side of the building. The proposed tank is the same size as the existing 140-ton tank (12' diameter, 47'-2" height).

Torginol, Inc. is a manufacturer and distributor of decorative components which contribute to the design and performance of liquid-applied high performance floor coating systems. The company, which is headquartered in Sheboygan, has 330 employees and operates from three industrial facilities in the Sheboygan Business Center. The company also has operations in Fitzgerald, Georgia, Bakersfield, California, Torreon, Coahuila, Mexico, and one facility under an operating agreement in Brisbane, Australia.

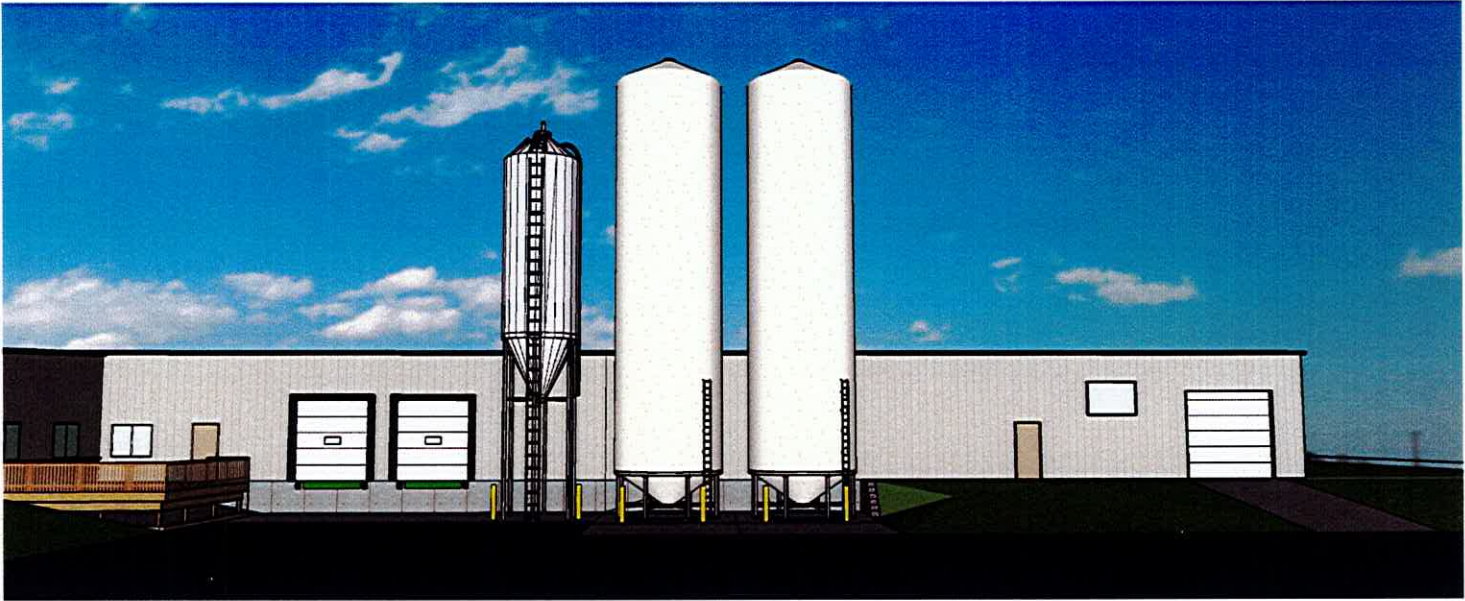
Please do not hesitate to let us know if you have any questions or require additional information on this project. Thank you for your assistance.

Kind regards,

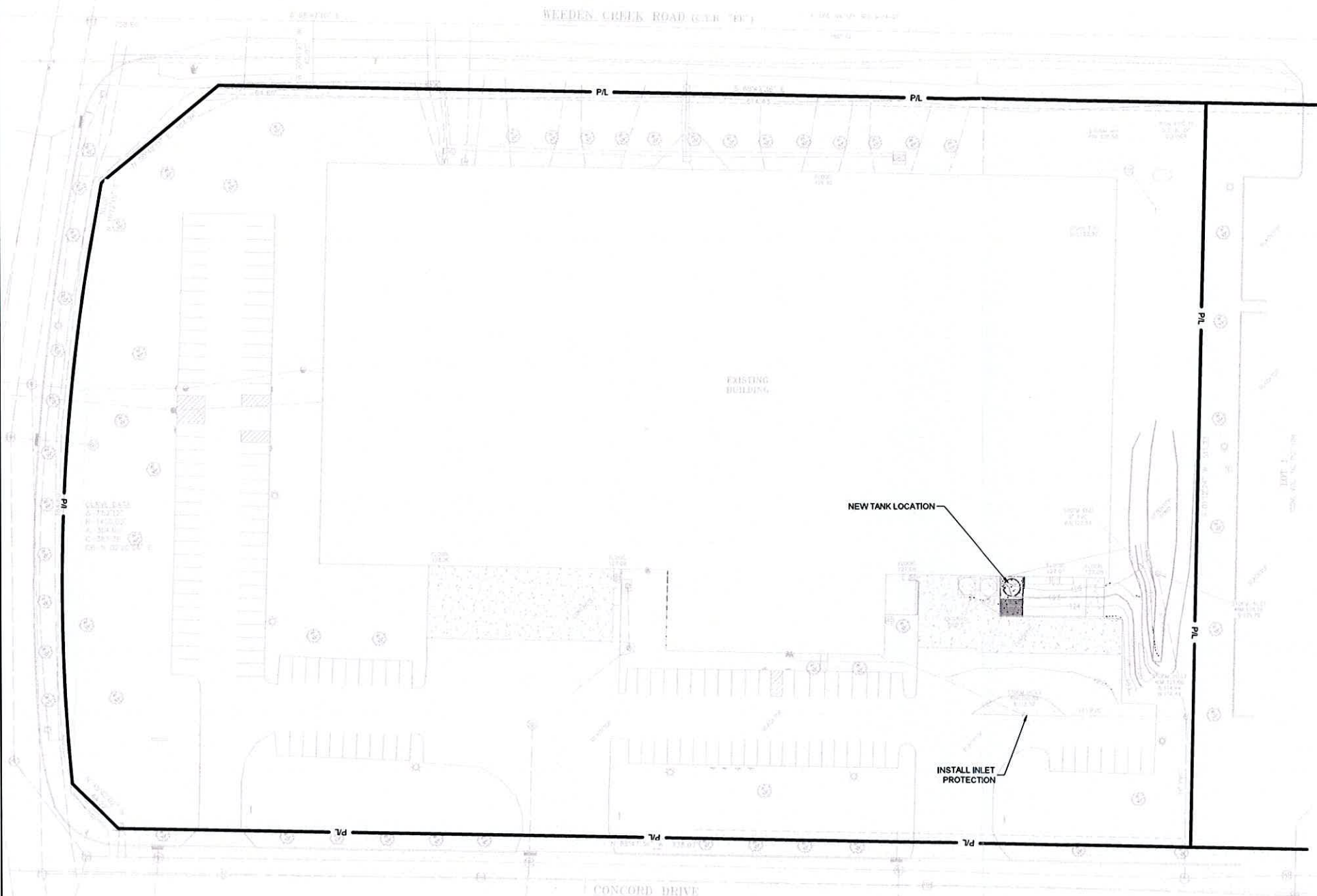
Tom Testwuide, Jr.

**PROPOSED BULK STORAGE SILO**

**TORIGINOL, INC.**  
**4617 TAYLOR DRIVE**  
**SHEBOYGAN, WI 53081**







N 1/4 CORNER  
SEC. 9-11-23  
SECTION 9.11.23  
SHEBOYGAN, WI 53233  
PHONE: 414-643-4200  
FAX: 414-643-4210

**PROPOSED TANK DETAILS**  
DIAMETER: 12'  
OVERALL HEIGHT: 47'-2"  
APPROXIMATE MAXIMUM MATERIAL LOAD: 140 TONS  
FOUNDATION: REINFORCED CONCRETE FOUNDATION

**LANDSCAPING**  
LANDSCAPING IS NOT APPLICABLE DUE TO THE LOCATION OF THE NEW PROPOSED TANK.

**SETBACK REQUIREMENTS**  
FRONT YARD SETBACK - 50 FEET FROM PROPERTY LINE  
INTERIOR SIDE YARD SETBACK - 25 FEET FROM PROPERTY LINE  
STREET SIDE YARD SETBACK - 50 FEET FROM PROPERTY LINE  
REAR YARD SETBACK - 25 FEET FROM PROPERTY LINE

**ON-SITE PARKING**  
TOTAL PARKING STALLS = 134 (INCLUDING 6 ACCESSIBLE)  
REQUIREMENT: (1) PER EACH EMPLOYEE ON LARGEST SHIFT  
LARGEST SHIFT = 48 EMPLOYEES

**SIGNAGE**  
NO NEW SIGNAGE IS PLANNED FOR THIS PROJECT.

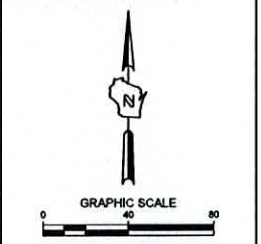
**EXTERIOR LIGHTING**  
ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 15.707 IN THE CITY OF SHEBOYGAN ZONING CODE.

**ZONING**  
EXISTING PROPERTY IS ZONED SI (SUBURBAN INDUSTRIAL).  
ALL PROPERTIES SURROUNDING THE SITE ARE ZONED SI.  
THE EXISTING USE OF THE PROPERTY IS LIGHT INDUSTRIAL LAND USE.

**GENERAL NOTES:**

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

**THE SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210



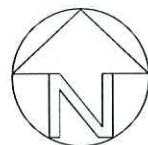
**TORGINOL SILO PADS**  
**4617 S TAYLOR DR**  
**SHEBOYGAN, WISCONSIN**  
**OVERALL SITE PLAN**

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

ISSUANCE	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

PROJECT NO:	21954
DESIGN DATE:	---
PLOT DATE:	2023.06.19
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	---

**C101**



**PROPOSED PLAN VIEW**  
SCALE: 1/4" = 1'



## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

---

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by St Paul's Lutheran School to install an LED electronic message center in existing monument sign located at 1819 N 13<sup>th</sup> Street. NR-6 Zone.

---

**REPORT PREPARED BY:** Janet M Duellman, Community Development Planner

---

**REPORT DATE:** July 25, 2023

**MEETING DATE:** August 15, 2023

---

**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:**

St Paul's Lutheran School is proposing to install new Signage at 1819 N 13<sup>th</sup> Street. The applicant states the following:

- St Paul's Lutheran School is requesting the Conditional Use to install a LED electronic message center for an existing monument sign.
- The current sign is very outdated and requires a labor intense effort to change the letters. Changing the messages on the new sign would be much easier with only a keyboard.
- The School and the Church face each other therefore should have minimal effect of the residents in the area.
- They would like to incorporate a 27" x 65" (12sf) electronic message center into the proposed monument. This would allow them to put on several messages at one time.

**STAFF COMMENTS:**

The applicant is requesting an exception to modify this legally nonconforming monument sign – the setback for a monument sign is 12 feet from the property line.


**ACTION REQUESTED:**

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
3. The maximum height of the monument sign shall be eight (8) feet tall (top of sign to grade).
4. 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.
5. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
6. The applicant may only make changes to the reader board and cabinet portion of the monument sign (no changes to the support structure).
7. Any additional signage for this facility shall be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
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.

#### **ATTACHMENTS:**

Conditional Use Permit Application and Attachments

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

Item 6.

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) St. Pauls Luthern School	Authorized Representative Ken Chaffee	Title Property Manager	
Mailing Address 1819 N. 13th	City Sheboygan	State WI.	ZIP Code %3081
Email Address church@stpaulsheboygan	Phone Number (incl. area code) 920-452-6829		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Project or Site Location			
Project Address/Description 1819 N.13 th.		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	St. Paul's Luthern School		
Existing Zoning:	Residential		
Present Use of Parcel:	School		
Proposed Use of Parcel:	School		
Present Use of Adjacent Properties:	Residential		
SECTION 5: Certification and Permission			
<b>Certification:</b> 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.			
<b>Permission:</b> 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) Ken Chaffee	Title Property Manager	Phone Number 920- <del>1</del> 226-0270	
Signature of Applicant <i>Ken Chaffee</i>		Date Signed 07-21-23	

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 Permit Application

Like many other churches throughout Sheboygan St. Paul's Lutheran Church and School is looking to upgrade its signage. We would like to upgrade the school sign to an LED display. The sign faces N. 13<sup>th</sup> the plan is to use the existing sign, replacing the white section of the sign with an LED display. This will be much more convenient during the winter months. The new sign will be wireless and will measure 2' by 5'.

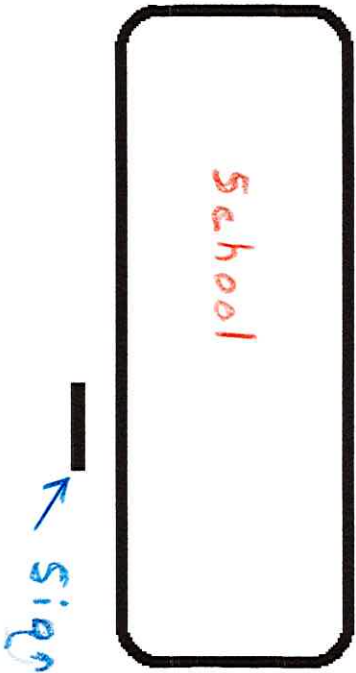
There will be a minimal effect on the residents next to the school, as the school faces the church. Both occupy a full city block. The upgrade will allow us to put more information in the same area. It also allows us to program a full year schedule at one time. The wireless function will allow programming from inside during the winter months.



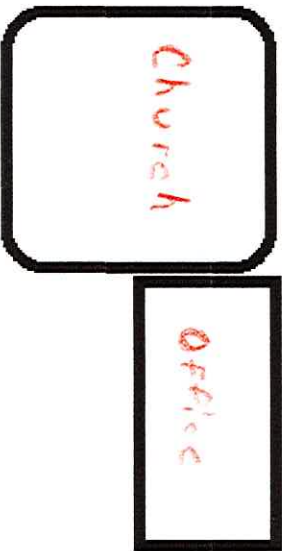
Replace white area with L.E.D. display

Fr.

The Church and school both occupy one city block facing each other.  
The sign position makes it unlikely to disturb the residents in the area.



N. 13th.



M

# TVLFC SERIES Full Color

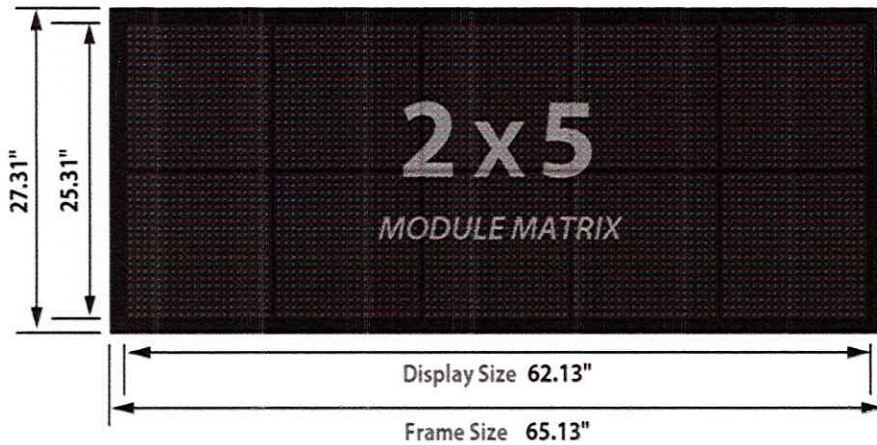
## Model: TVLFC6628



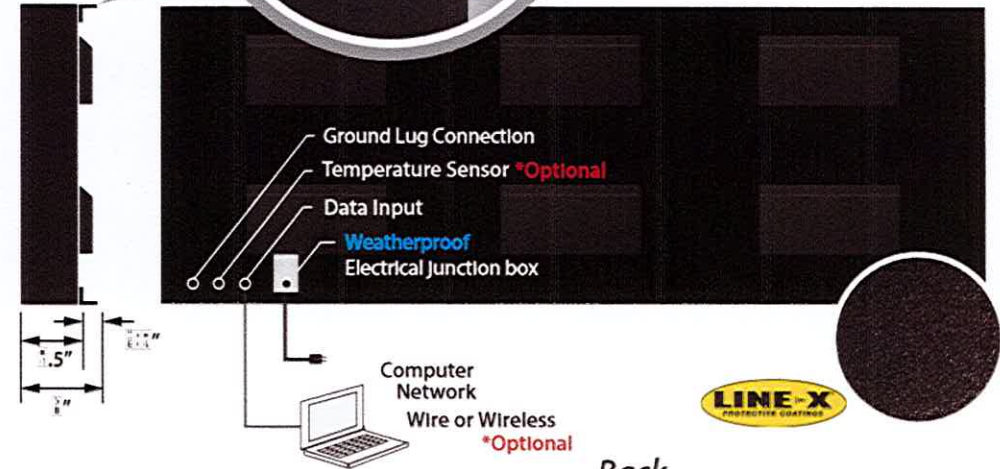
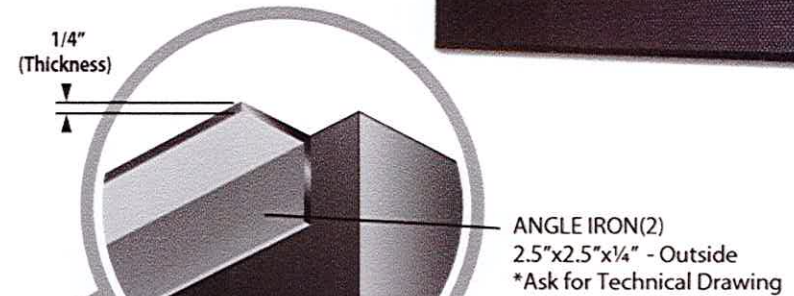
Model #	Frame Size	Module	Item 6.
TVLFC6628	27.31" X 65.13"	2 x 5	

(All measurements are +/- 1/8")

Top



Front



Back

In this age of technology, digital LED signs are becoming more and more paramount to the success of business advertising. With our TV Liquidator Display, you have the ability to display ultra sharp text, images, and videos to engage and capture the attention of onlookers. Designed and engineered in our California facilities, you can expect the highest quality out of the TV Liquidator: weather proof structure, aluminum body, energy efficiency, conformal coated power supplies, and only the top quality LEDs for vibrant colors and extended lifeline.

\* Picture may be different than actual product! This is a reference guide only

### TV Liquidator

5801 W Jefferson Blvd  
Los Angeles, CA 90016  
1-888-885-7740  
www.tvliquidator.com

Title

Model# TVLFC6628

Electrical  
TBD

Date

Drawn by

Frame Material

Aluminum

Sheet

1 of 1

**TV Liquidator**  
U.S. Distributor of LED

## CITY OF SHEBOYGAN

## REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

---

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Sheboygan BP to construct a new bathroom addition to the Sheboygan BP located at 1030 S. 14th Street. UC Zone

---

**REPORT PREPARED BY:** Janet M Duellman, Community Development Planner

---

**REPORT DATE:** July 25, 2023

**MEETING DATE:** August 15, 2023

---

**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:**

Aspire Architectural & Design LLC, on behalf of Sheboygan BP, is proposing to construct a bathroom addition to the existing Sheboygan BP and service station located at 1030 S. 14<sup>th</sup> Street. The applicant states the following about the project:

- We will be demolishing existing bathrooms and adding two accessible bathrooms. There will be outside entrance to the bathroom as well.
- There are no changes to business hours, business use, size or capacity. We are only creating better toilet rooms for the space. We are adding an 18' x 8' addition to the south side of the building.
- Existing gas station and restaurant to remain as is.
- Currently it is owner occupied with the owner owning both restaurant and gas station.
- Lighting to remain as is with the exception of accent lighting on the addition.
- Dumpsters will remain to the north as currently located.
- There are currently 17 stalls and we will have 17 stalls when finished.

Specific site improvements include:

- The site will remain as is.
- A bathroom addition of 144 sf will be added to the south side of building.
- Approximately 50 sf of grass will be removed and approximately 30 sf planting area will be added.

- Landscaping, lighting and storm water will be provided in accordance with the ordinance.

### **STAFF COMMENTS:**

The Plan Commission should have the applicant address the following:

- The height of the new bathroom addition. Maximum height is 50'.
- What is the second story of the new addition going to be used for?

The applicant is requesting the following variances:

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

### **ACTION REQUESTED:**

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Building permits will be issued only at such time as plans for the addition have been reviewed and approved.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Submittal and approval of a storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, venting, etc.). This includes the new equipment as well as the existing equipment on the south end of the building on the roof of the existing convenience store (facing both south and west). Kitchen hood shall be concealed (kitchen hood shall not be visible).
9. 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.
10. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
11. All areas used for parking or maneuvering of vehicles shall be paved. Applicant shall meet the minimum five (5) foot paving setback to all property lines.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

13. Absolutely no portion of the building and/or site improvements shall cross the property (buildings, parking, retaining walls, signs, landscaping, etc.).
14. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
15. 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.).
16. Applicant will provide adequate public access along the streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
20. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building addition.
21. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

## **ATTACHMENTS:**

Conditional Use and required attachments



## CITY OF SHEBOYGAN

APPLICATION FOR  
CONDITIONAL USE

Fee: \$250.00

Review Date: \_\_\_\_\_

Zoning: \_\_\_\_\_

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

**SECTION 1: Applicant/ Permittee Information**

Applicant Name (Ind., Org. or Entity) Sheboygan BP		Authorized Representative Laxman Gurung		Title	
Mailing Address 1030 S. 14th St		City Sheboygan		State WI	ZIP Code 53081
Email Address gurungjavac@gmail.com			Phone Number (incl. area code) 920-515-2294		

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

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

**SECTION 3: Project or Site Location**

Project Address/Description 1030 S. 14th St	Parcel No.
--	------------

**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	Sheboygan BP
Existing Zoning:	
Present Use of Parcel:	Gas station, Convenient Store, Restaurant
Proposed Use of Parcel:	same
Present Use of Adjacent Properties:	Various Commercial uses

**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) Gloria Martinez Aspin Architects	Title Architect	Phone Number
Signature of Applicant <i>[Signature]</i>		Date Signed 7/17/23

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.

**ASPIRE**  
ARCHITECTURE  
& DESIGN, LLC

July 14, 2023

Sheboygan Plan Commission  
City of Sheboygan

**Subject: Sheboygan BP 1030 S. 14th St**

We are requesting a conditional use and architectural use approval for a bathroom addition to the existing sheboygan BP on the corner of 14 and Indiana Ave. We demolishing existing bathrooms and adding two accessible bathrooms. There will be an outside entrance to the bathroom as well.

There are no changes to business hours, business use, size or capacity. We are only creating better toilet rooms for the space. We are adding an 18' x 8' addition to the south side of the building.

An explanation of the proposed use and all business activities to take place onsite.

Existing gas station and restaurant to remain as is

Is this a 1 tenant or multi-tenant facility? Who are the tenants? Description of proposed uses.

Currently it is owner occupied with the owner owning both restaurant and gas station

How will site be accessed and where are the proposed access points?

See Attached Drawing

Explain site lighting.

Lighting to remain as is with the exception of accent lighting on the addition.

Dumpsters

Will remain to the north as currently located.

Explain all site improvements – parking, sidewalk, retaining walls, lighting, landscaping, screening, storm drainage, signage, etc.

The site will remain as is. Approximately 50 sf of grass will be removed and approximately 30 sf planting area will be added

Number of parking spaces you have and the number of parking spaces required.

There are currently 17 stalls and we will have 17 stalls when finished.

Sincerely,

Scott Matula, AIA  
Aspire Architecture & Design, LLC



ARCHITECTURAL REVIEW SET

- ARCH.1 Schematic Design Views
- ARCH.2 Site Plan
- ARCH.3 Rendering
- ARCH.4 Elevations
- ARCH.5 1st Floor Plan

OPTION # 1

NEW PROJECT for:  
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

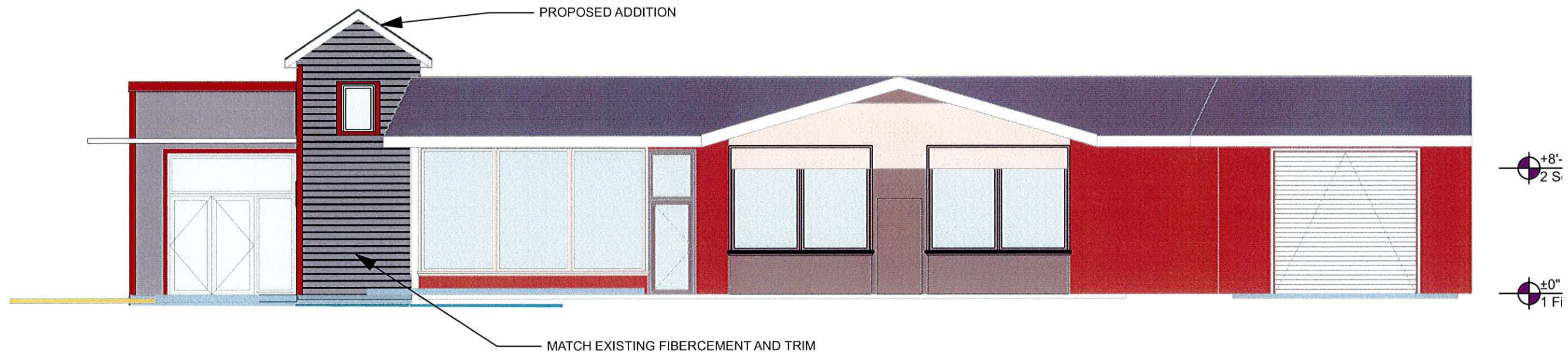
ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com



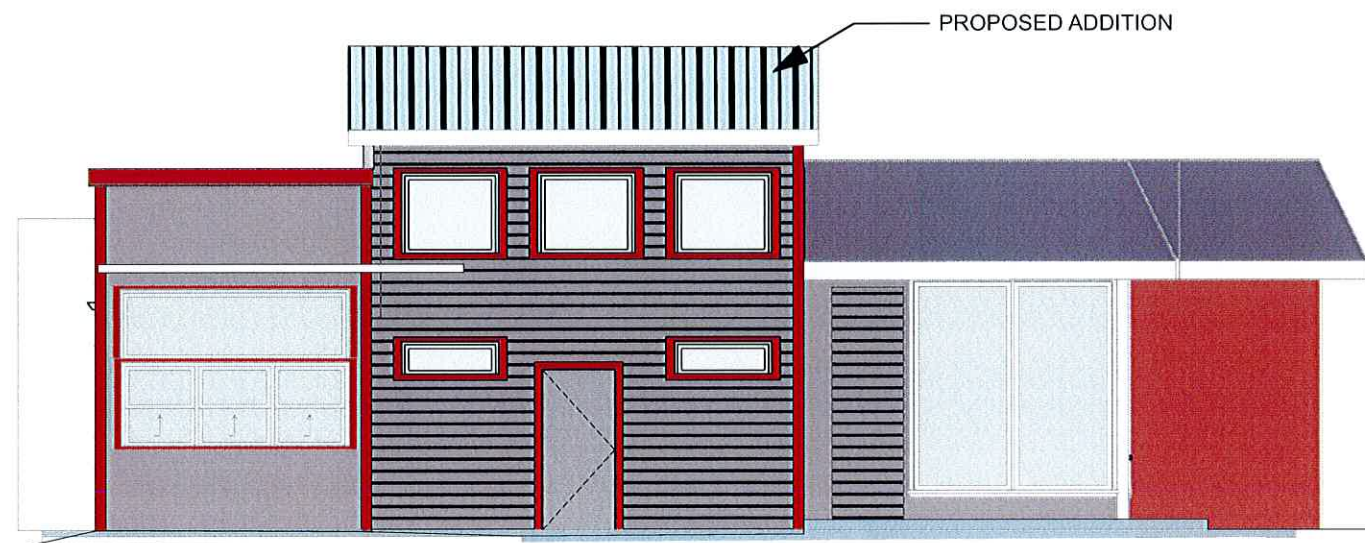
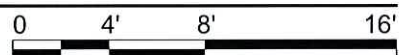
issue 5.30.23  
rev. #Date of

Revision 15-000  
29

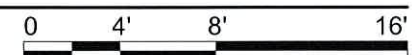
ARCH.1



2 East Elevation  
Scale: 1/8" = 1'-0"



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



OPTION # 1

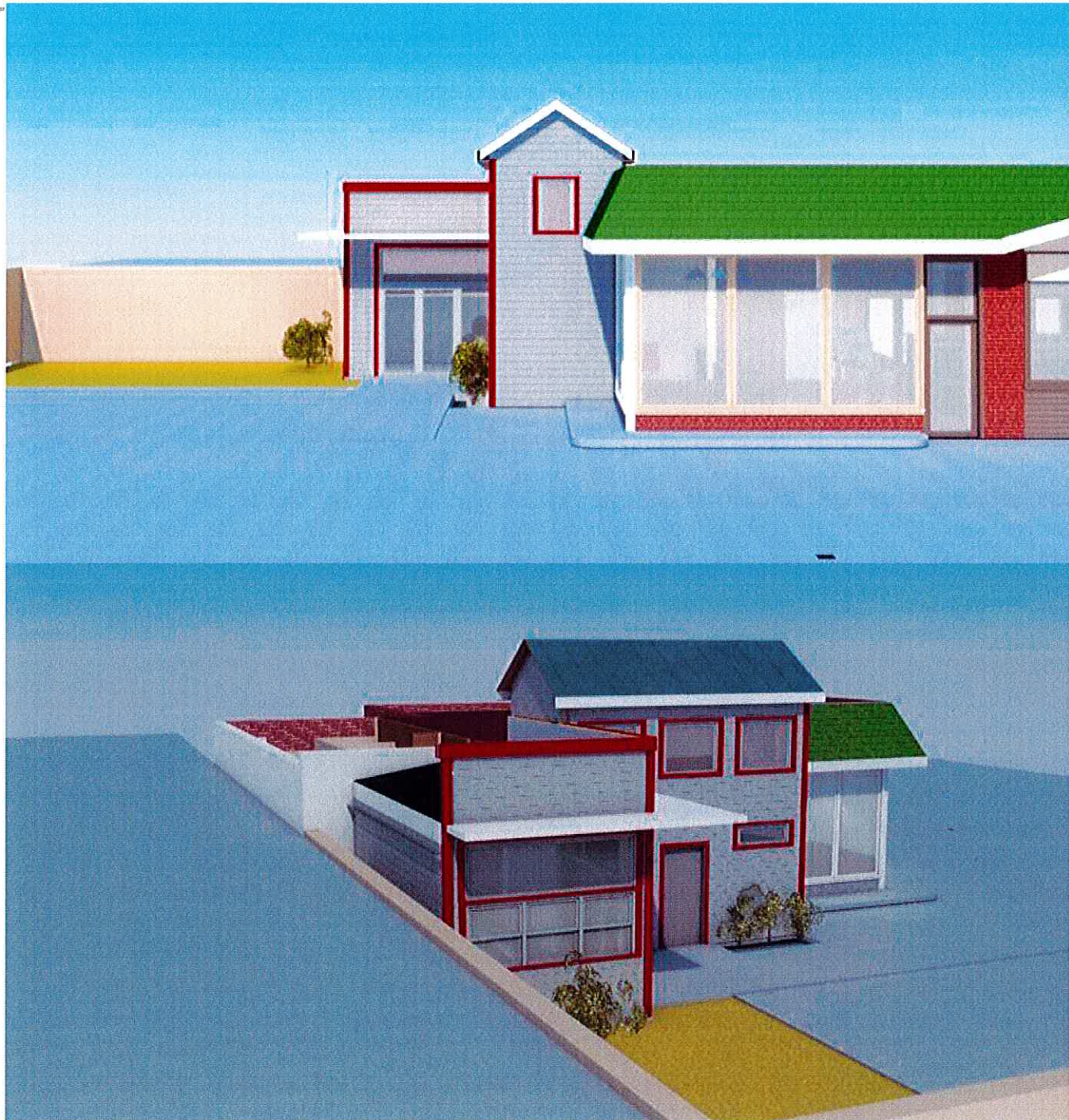
NEW PROJECT for:  
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com



issue 5.30.23  
rev. #Date of  
Revision  
15-000 30  
ARCH.4



OPTION # 1

NEW PROJECT for:  
SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

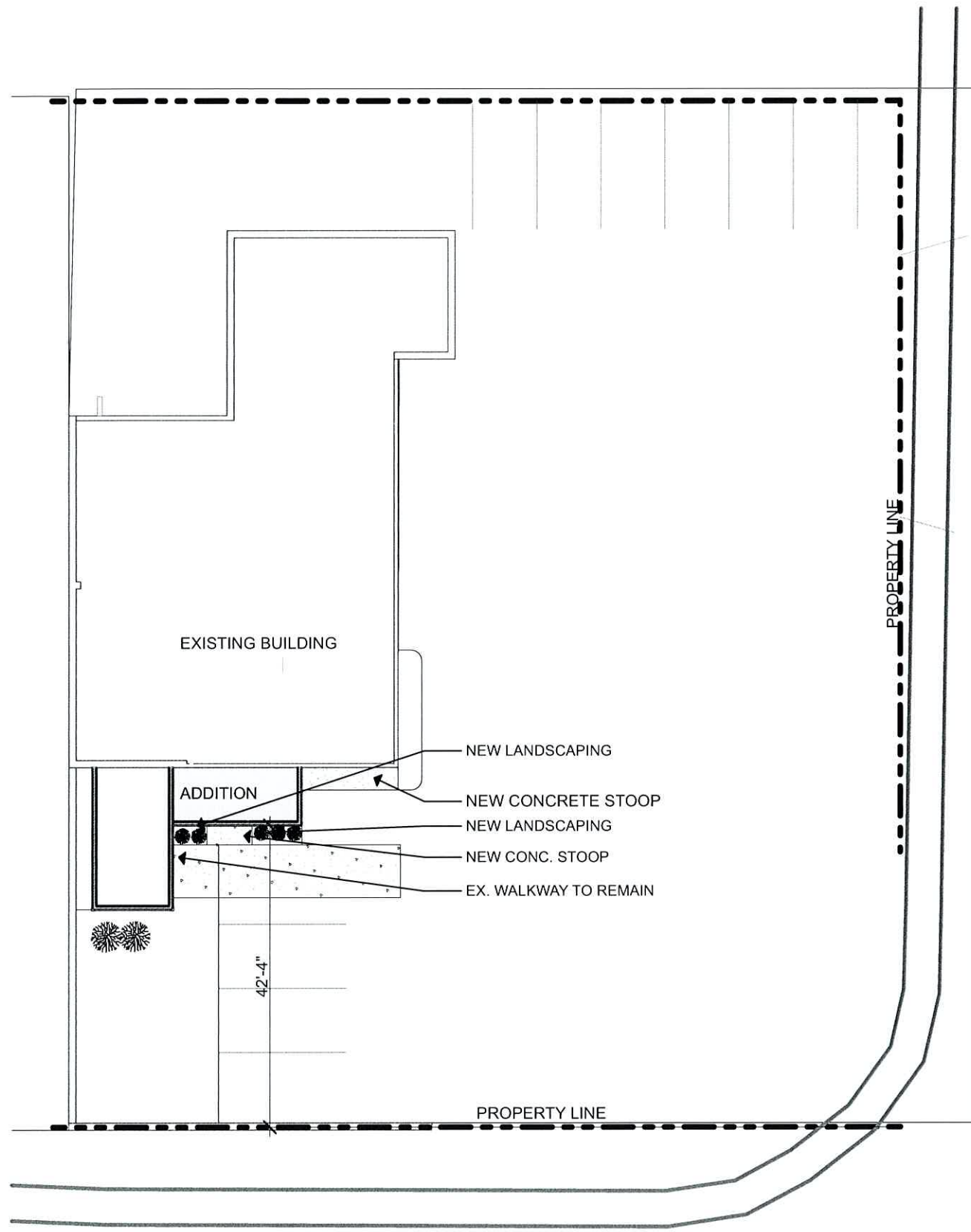
ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com



issue 5.30.23  
rev. #Date of

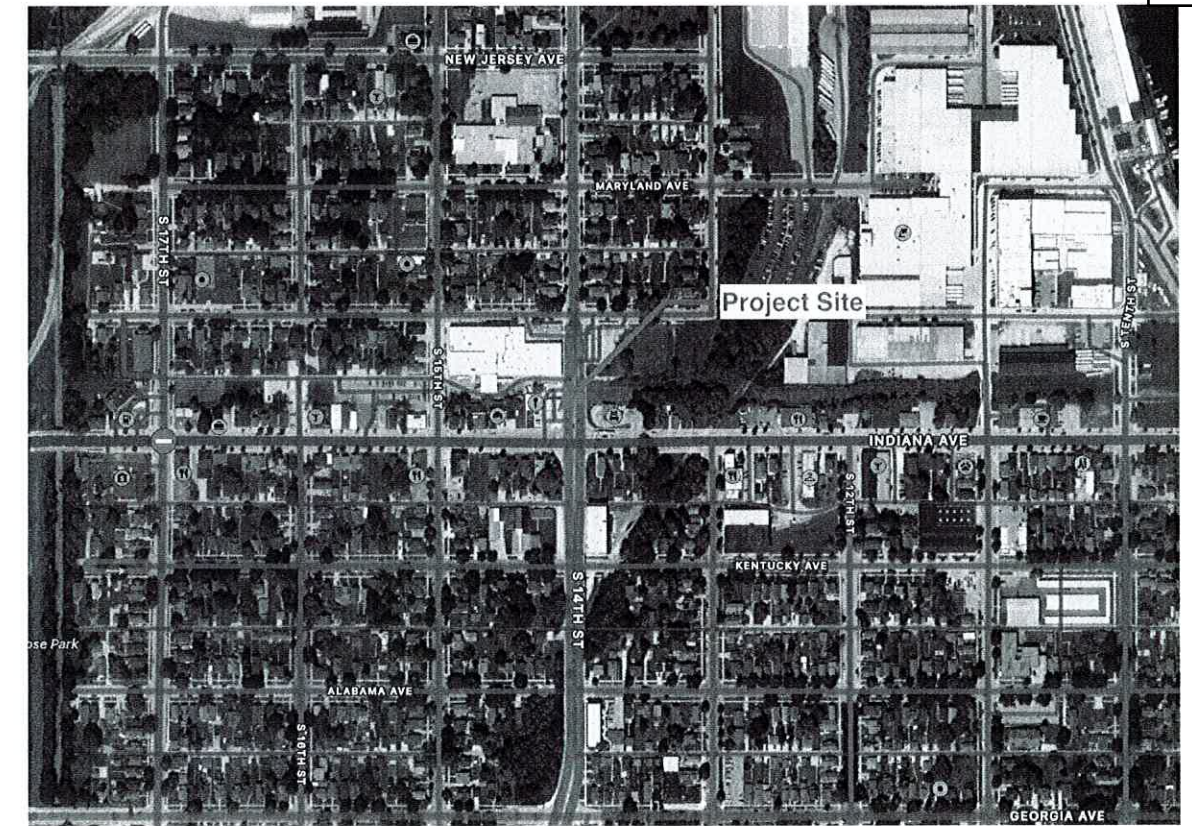
Revision  
15-000 31

ARCH.3



1 Architectural Site Plan  
Scale: 1" = 20'

0 10' 20' 40'



OPTION # 1

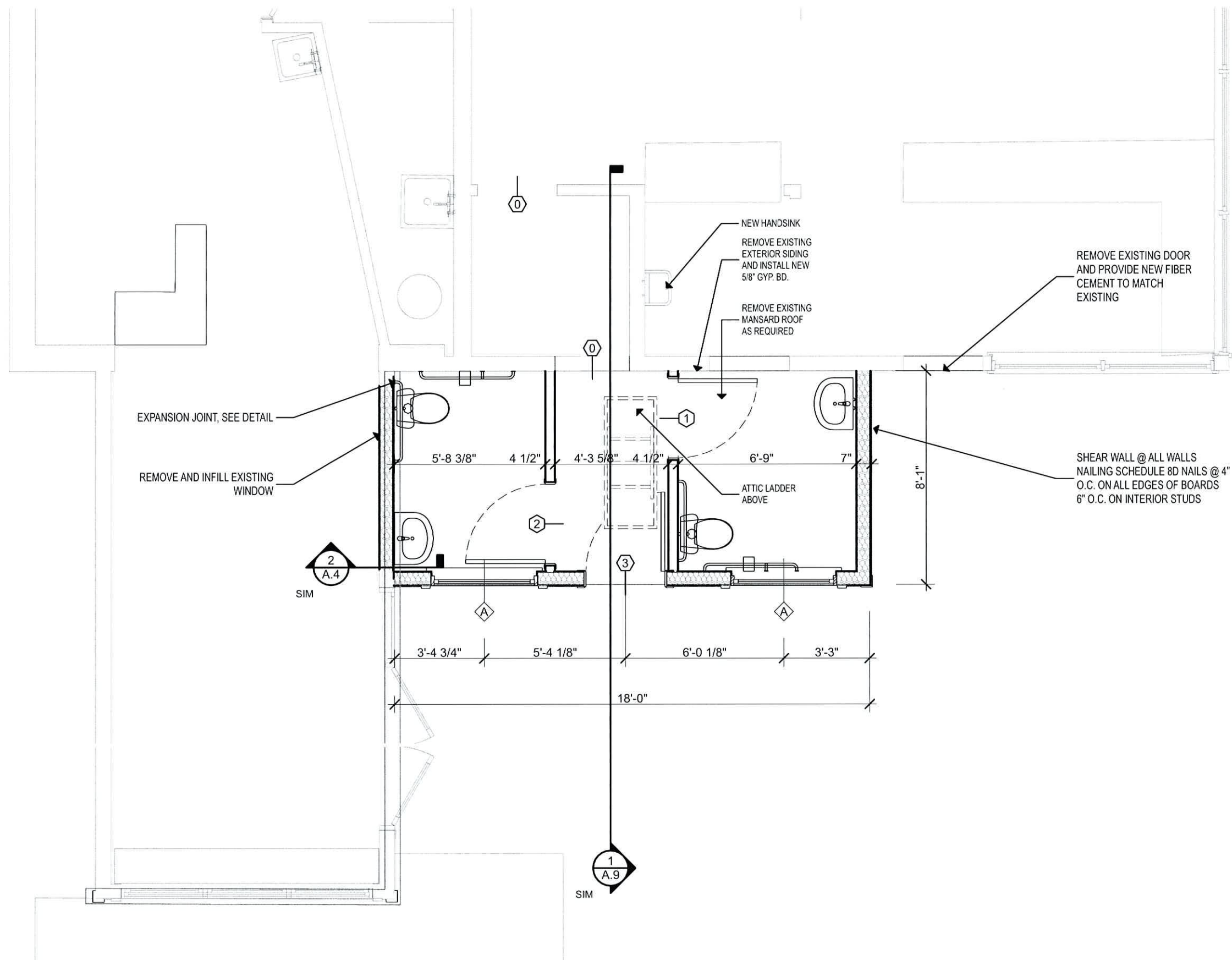
**ASPIRE**  
ARCHITECTURE  
& DESIGN

NEW PROJECT for:  
**SHEBOYGAN BP**

1030 S. 13TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC  
1416 N. 5th St. Sheboygan, WI. 53081  
920-457-4884  
scott@aspirearchitects.com  
www.aspirearchitects.com

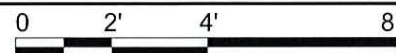
issue 5.30.23  
rev. #Date of  
Revision  
15-000 32  
**ARCH.2**



1

## First Floor Plan

Scale: 1/4" = 1'-0"



OPTION # 1

NEW PROJECT for:  
 SHEBOYGAN BP

1030 S. 13TH ST SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN, LLC  
 1416 N. 5th St. Sheboygan, WI. 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com

**ASPIRE**  
 ARCHITECTURE  
 & DESIGN

issue 5.30.23  
 rev. #Date of  
 Revision  
 15-000 33  
 ARCH.5