



CITY PLAN COMMISSION AGENDA

May 10, 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. 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. Introduction of committee members and staff
4. Identify potential conflict of interest

MINUTES

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Application for Conditional Use and Sign Permit with exceptions by RLO Sign, Inc. to install a new electronic readerboard wall sign at Four Season Comfort located at 1444 Pershing Avenue.
- [7.](#) Application for Conditional Use and Sign Permit with exceptions by Sign Me Up of Wisconsin to replace the cabinet on the legal nonconforming pylon sign at Moose Lodge located at 1811 Georgia Avenue.
- [8.](#) Application for Conditional Use and Sign Permit with exceptions by Sheboygan Evangelical Free Church to construct a new entrance addition and site improvements at 1710 N. 15th Street.
- [9.](#) Application for Conditional Use with exceptions by Sheboygan Glass to operate from at 3209 S. 32nd Street.
- [10.](#) Site Plan application by Torginol, Inc. to construct a larger parking lot for the new warehouse facility located at 3217 Behrens Parkway (parcel #59281479085). SI Zone Sheboygan Business Park

NEXT MEETING

11. May 24, 2022

ADJOURN

12. 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, April 26, 2022

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. Call to Order

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

MEMBERS EXCUSED: John Motiska and Ryan Sazama

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

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Introduction of committee members and staff

Introductions were made.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

5. Approval of the Plan Commission minutes from April 12, 2022.

Motion by Dave Hoffman, second by Marilyn Montemayor to approve. Motion carried.

ITEMS FOR DISCUSSION/ACTION

6. Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new fuel station canopy with signage at the previously approved new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue.

Motion by Jerry Jones, second by Dave Hoffman 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, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Applicant shall obtain all necessary permits for the construction, the storage and the handling hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
6. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.
7. 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 (dumpster to be masonry with privacy slatted gates).
8. Outdoor storage of materials, products or equipment shall be prohibited (no soda machines, product displays for sale, equipment, etc.).
9. Outdoor display of ice, propane and firewood is permitted but shall be properly maintained in an orderly fashion at all times (south end of the front/west side of the building and/or dumpster enclosure). Yearly and/or seasonal outdoor display is not permitted in the street yards and/or in the fueling island under the canopy. Prior to building permit issuance, the applicant shall work with staff and submit an updated site plan detailing exactly where these items will be displayed outdoors on the property (locations, dimensions, type of structures, etc.). If staff has any concerns with the proposed outdoor display/storage, this matter may be brought back to the Plan Commission for review.
10. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
11. 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.).
12. 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.
13. 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.
14. Applicant shall install individual letter signs – no cabinet or flat panel signs.
15. 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 8 feet. Sign shall be located outside of the 15-foot vision triangle.
16. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
17. No sign shall be located on the roof or the top horizontal plane of the canopy.
18. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
19. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).

20. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall meet the minimum 10 foot paving setback to street property lines and minimum five (5) foot paving setback to all interior side or real lot lines.
21. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
22. 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.
23. 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.
24. 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.
25. 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.).
26. 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.).
27. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
28. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
29. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
30. 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).
31. Building permits shall be issued only at such time as the applicant can provide documentation that the lots have been combined into one (1) parcel which has been officially recorded by Sheboygan County.
32. The facility hours of operation shall be 5:00am to 10:00pm Sunday to Thursday and 5:00 am to 11:00pm on Friday and Saturday.
33. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design and canopy. Architectural Review Board shall determine the height of the masonry to be installed on the canopy support structures.
34. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

7. Application for Conditional Use Permit with exceptions by Quasius Construction to construct a new multi-tenant convenience store and service station at the northwest corner of N. 15th Street and Geele Avenue (2206 N. 15th Street).

Motion by Dave Hoffman, 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, storm drainage, health, alcohol, DNR, etc. (Applicant shall be in contact with building inspection, fire,

police, etc.). An occupancy permit will be granted only at such time as the applicant has met 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 in a clean and dust free condition. If the applicant demolishes the building and removes the concrete from the site but does not move forward with the project, the applicant shall be required to landscape the property with grass in a timely fashion (property will not be left in a disturbed state).
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 facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
5. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
6. 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.
7. In addition to the landscape plan, applicant will work with staff with regards to installation of street trees along the property's street frontages (number, type, location, etc.). The street trees will be provided on the landscape plan. The street trees are in addition to the required development landscape plan points (not counted as landscape plan points). If any street trees are removed for the project, the applicant will be required to reinstall those street trees.
8. 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 (dumpster to be masonry with privacy slatted gates).
9. Outdoor storage of all of their materials, products or equipment shall be prohibited (no soda machines, product displays for sale, equipment, etc.).
10. Outdoor display of ice, propane and firewood is permitted but shall be properly maintained in an orderly fashion at all times (east side of the building). Yearly and/or seasonal outdoor display is not permitted in the street yards and/or in the fueling island under the canopy. Prior to building permit issuance, the applicant shall work with staff and submit an updated site plan detailing exactly where these items will be displayed outdoors on the property (locations, dimensions, type of structures, etc.). If staff has any concerns with the proposed outdoor display/storage, this matter may be brought back to the Plan Commission for review.
11. Any fencing/retaining wall shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
12. Applicant shall install a vinyl fence along the north property line. The fence shall be a color similar to that of the building. Applicant shall submit proposed fence to staff for review. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Applicant shall obtain the necessary permits prior to installation.
13. 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.).
14. 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.
15. 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.
16. Applicant shall install individual letter signs – no cabinet or flat panel signs.

17. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15-foot vision triangle.
18. Maximum canopy sign square footage permitted is 20sf for the gas fuel canopy signage.
19. No sign shall be located on the roof or the top horizontal plane of the canopy.
20. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.
21. The total height of any overhead canopy shall not exceed 20 feet as measured to the highest part of the structure (top of canopy to grade).
22. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall meet the minimum five (5) foot paving setback to all property lines.
23. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
24. 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.
25. 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.
26. 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.
27. 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.).
28. 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.).
29. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
30. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
31. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
32. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
33. 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.
34. 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).
35. Any future/additional uses of the facility/property, additions, site improvements, etc. may require conditional use permit and architectural review.
36. Building permits shall be issued only at such time as the applicant can provide documentation that the lots have been combined into one (1) parcel which has been officially recorded by Sheboygan County.
37. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design and canopy.
38. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have 19 parking spaces.
- From the locational and bufferyard landscaping requirements.

Roll Call vote:

Aye: Jerry Jones, Marilyn Montemayor, David Hoffman and Alderperson Mitchell

Nay: Mayor Sorenson

Motion carried.

8. R.O. 146-21-22 and G.O. 43-21-22 by Alderperson Dekker granting Old World Creamery, LLC, its successors and assigns, the privilege of encroaching upon described portions of St. Clair Avenue right of way in the City of Sheboygan for the purpose of creating a concrete approach.

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

NEXT MEETING

9. May 10, 2022

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 4:30 p.m.

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

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by RLO Sign, Inc. to install a new electronic readerboard wall sign at Four Season Comfort located at 1444 Pershing Avenue. UC Zone

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

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 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:

RLO Sign, Inc. is proposing to install a new electronic readerboard at Four Seasons Comfort located at 1444 Pershing Avenue. The applicant states:

- Four Seasons would like to replace an existing weathered interior lit cabinet wall sign with a new electronic readerboard. .
- The sign will be located on the west wall facing N. 15th Street.
- The electronic readerboard is approximately 30sf (3 x 10).
- The new electronic message center will provide better opportunities to advertise products, services, specials, etc. to the public and will be safer for employees who can now easily change the message from the office.

STAFF COMMENTS:

In February, the Plan Commission approved a conditional use permit for Four Seasons to occupy and operate from the site.

Per RLO Sign, Inc. the existing pylon sign and the cabinet wall sign on the south elevating facing Pershing Avenue will be removed from the property. The Plan Commission may want to verify that this indeed the case.

ACTION REQUESTED:

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

1. Applicant shall obtain the necessary sign permits prior to installation.
2. 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.
3. 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.
4. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.
5. 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.).
6. If considering future freestanding signage, the applicant shall be permitted a freestanding monument sign meeting the minimum setback of 12 feet from the property line and a maximum height of 8 feet (top of sign to grade).
7. If there are any amendments to the approved sign, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 6.

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 104. 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: **RLO Sign, Inc.**

ADDRESS: **1030 Ontario Ave.** E-MAIL: **patrick@rloesign.com**

PHONE: **(920) 457-6602** FAX NO. **(920) 457-2399**

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: **Four Seasons Comfort**

ADDRESS OF PROPERTY AFFECTED: **3313 N. 15th St.**

LEGAL DESCRIPTION: **See Attached**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **HVAC Services**

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: **No Changes**

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: **Outdoor EMC mounted to exterior wall.**

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 **The new sign will have a more modern and unique design compared to the existing. The EMC will help them advertise and inform the community of their products.**

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? **N/A**

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: **Mike Pelzel**

ADDRESS: **3313 N. 15th St.** **E-MAIL:** **asgceg@yahoo.com**

ARCHITECT: **N/A**

ADDRESS: _____ **E-MAIL:** _____

CONTRACTOR: **RLO Sign, Inc.**

ADDRESS: **1030 Ontario Ave** **E-MAIL:** **patrick@rloesign.com**

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

04/13/2022
DATE

Patrick Mlinaz
PRINT ABOVE NAME



1030 Ontario Ave. Sheboygan, WI 53081
 920-457-6602 · 800-479-6602 · Fax: 920-457-2399
 www.rlosign.com



04/13/2022

Narrative for Conditional Use at Four Seasons Comfort

Plan Commission
 City of Sheboygan
 828 Center Ave.
 Sheboygan WI 53081

Plan Commission and City Staff:

On behalf of our client, Four Seasons Comfort, we are requesting a conditional use permit to replace the existing wall sign with an electronic message center (EMC). The business is located at 3313 N 15th Street.

The proposed sign will be in the same location as the existing wall sign. The intended sign will be 32.4 square foot in area. The client would like to incorporate an electronic message center as it attracts attention and adds a stylish appeal. This will also help the company display products and discounts on services they provide.

The EMC is in compliance with regulations for the number of wall signs permitted in the zoning district. The electronic message center would be strategically located so as to not impact any of the residential homes in the area. Additionally, it will meet the requirements for maximum permitted area per sign.

Thank you,

RLO Sign, Inc. - Patrick Mlinaz
 Phone: 920-457-6602
 patrick@rlosign.com
 www.RLOSign.com

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

Item 6.

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: RLO Sign, Inc.

ADDRESS: 1030 Ontario Ave, Sheboygan, WI 53081

E-MAIL ADDRESS: patrick@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Four Seasons Comfort

ADDRESS: 3313 N. 15th St, Sheboygan, WI 53083

PHONE: (920) 565-2095 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Four Seasons Comfort

ADDRESS OF PROPERTY AFFECTED: 3313 N. 15th St, Sheboygan, WI 53083

USE OF PROPERTY: HVAC Services

TYPE OF SIGN: Electronic Message Center Wall Sign

DESCRIPTION OF PROPOSED SIGN: Electronic Message Center Wall Sign

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 3'-2" X WIDTH: 10'-3" = TOTAL SQUARE FOOTAGE: 32.4 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: N/A

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 70'

SETBACK: N/A

METHOD OF ATTACHMENT: Stud Mounted Directly to Exterior Wall

METHOD OF ILLUMINATION: LED Illuminated

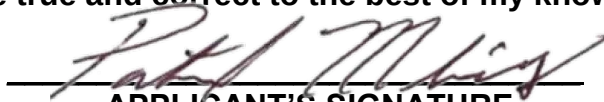
SIGN MATERIALS: Aluminum and Plastic

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 29.5 sq. ft. AFTER PROPOSED SIGN: 61.9 sq. ft.

5. CERTIFICATE

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



 APPLICANT'S SIGNATURE

4/13/2022

 DATE

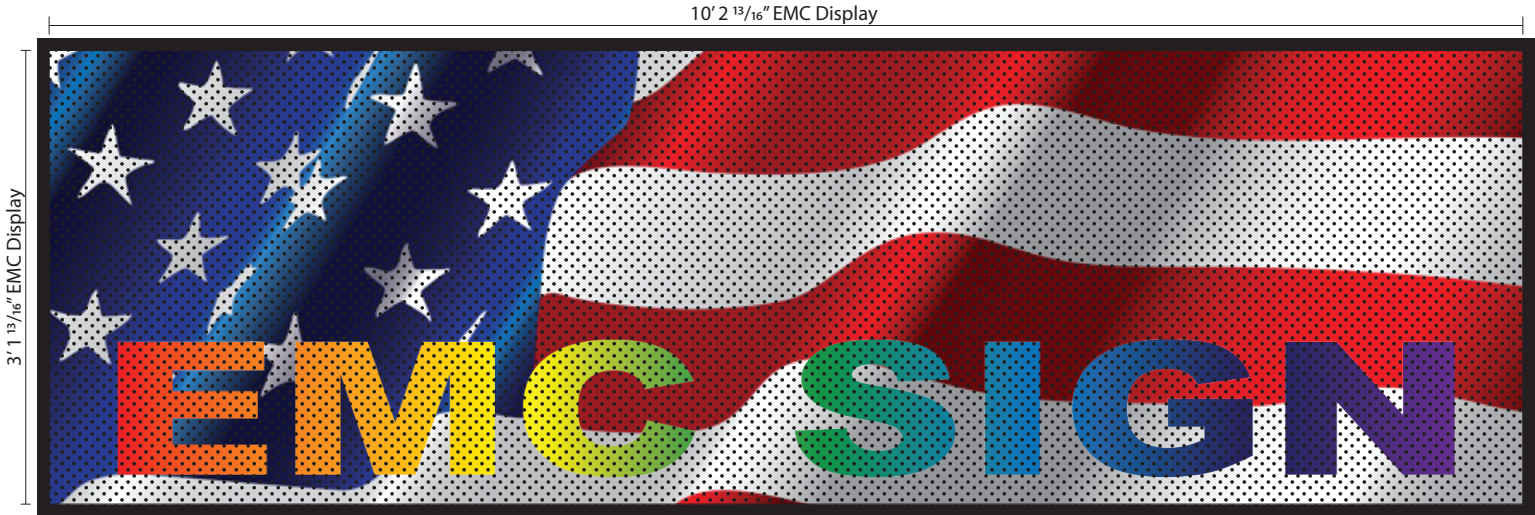
Patrick Mlinaz; RLO Sign, Inc.

 PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. For new development, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. For existing development, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

New 12mm pixel pitch EMC on West wall to replace existing cabinet sign



Site#: FSC02012022

Customer: Four Seasons Comfort

Street: x

City: x State: WI

Site Contact: x

Tel#: x

Email: x

Design: JRG

Revisions:

x

x

x

x

Customer Approval Date

This layout design is an unpublished work and RLO Sign hereby expressly reserves the common law right pursuant to title 17, section 2 of the United States code to prevent the use of this design and to obtain damages therefore.

RLO

SIGN

INC.

www.RLOSIGN.com

1030 Ontario Ave.

Sheboygan, WI 53081

Phone: 920-457-6602

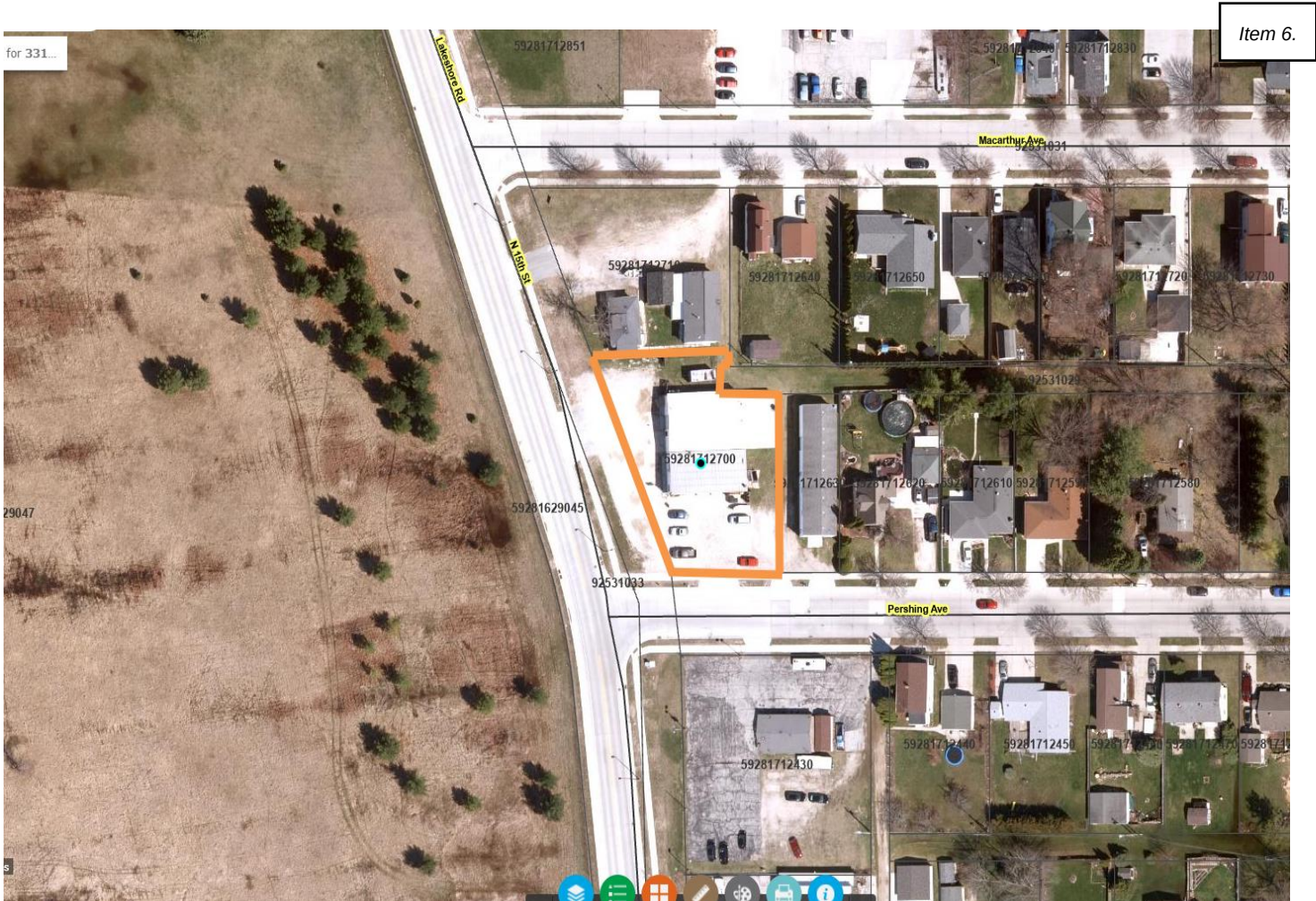
Fax: 920-457-2399



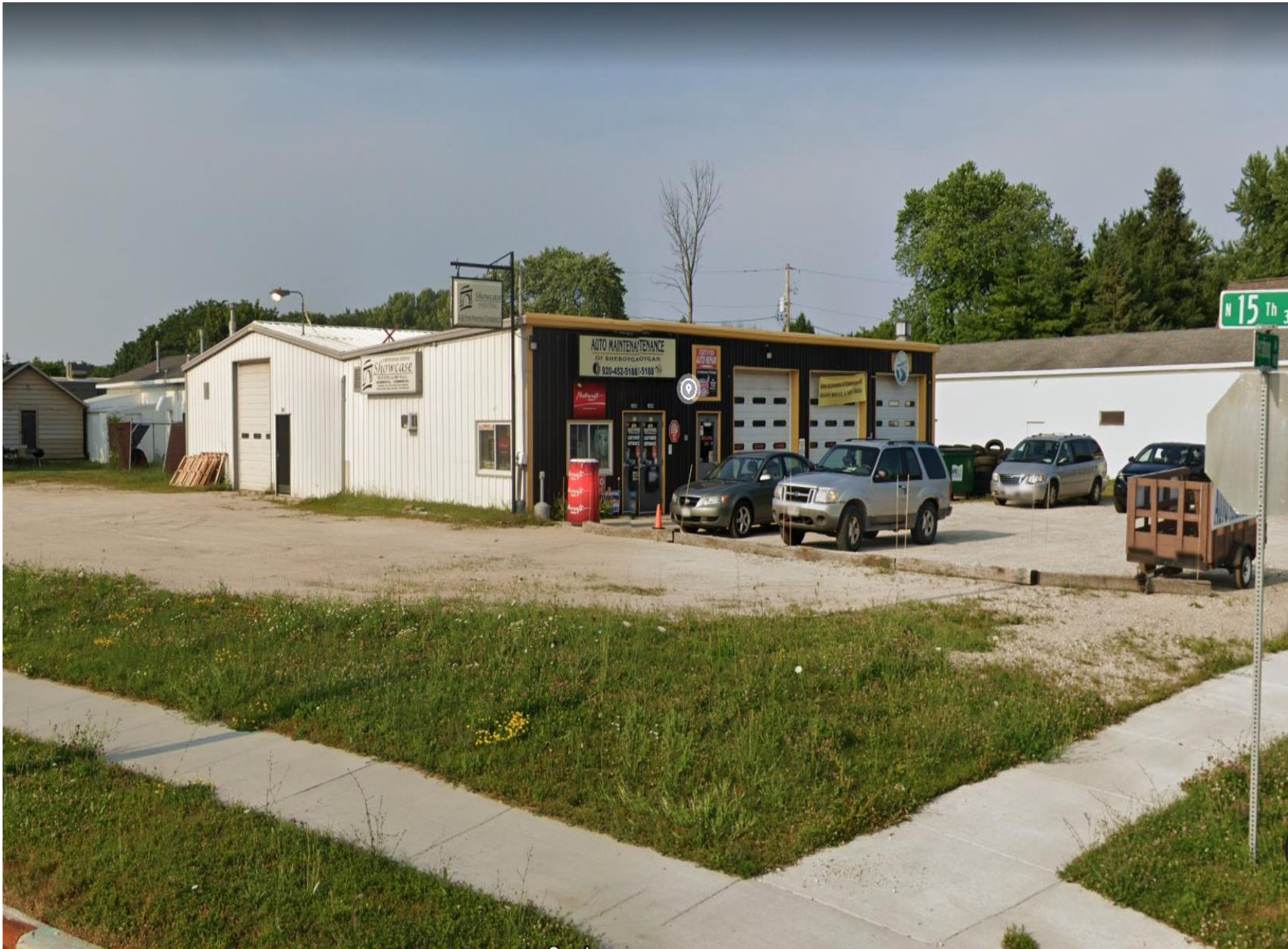
Current Sign



New Sign







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Sign Me Up of Wisconsin to replace the cabinet on the legal nonconforming pylon sign at Moose Lodge located at 1811 Georgia Avenue. NC Zone

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

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 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:

Sign Me Up of Wisconsin is proposing to replace the cabinet on the legal nonconforming pylon sign at Moose Lodge located at 1811 Georgia Avenue. The applicant states:

- The Sheboygan Moose Lodge started a renovation plan last year including painting the exterior of the building, resurfacing the parking lot with new lines place, adding some new planters out front and replacing the old cedar shake façade with a sheet metal façade.
- The next step in their plan is replacing the old and weathered pylon sign cabinet. Currently, the sign that is in use has been repaired extensively for the last several years. At this point the frame for the existing sign is bent we believe that the next time we need to replace the interior lighting the sign panels may not be able to be re-secured in the current framework. Additionally, the sign panels are faded and outdated, and we would like to replace the sign as the last part of our exterior renovations of the building.
- We believe the sign has the “grandfather” clause and the new sign will be smaller than the existing sign on the pole. We will also paint the existing pole white to improve the appearance.

STAFF COMMENTS:

The applicant is requesting a variance to modify the existing legal nonconforming pylon sign – legal nonconforming signs are not permitted to be changed/modified.

The applicant states:

- Proposing to utilize the existing pylon sign that has been used for many years.
- Proposing to paint the existing support pole white.
- Existing sign is 19 feet tall and 30sf. New sign proposed is 15 feet tall and 16sf. Thus, the new sign is approximately four (4) feet shorter in height and 14sf less in square footage.
- There will be no other structural changes just adding a new modern cabinet.

The existing pylon sign has a very basic and dated design. Things the Plan Commission have previously considered on upgrading existing nonconforming signs include:

- Changing the pylon sign to a lower monument sign.
- Possibly reducing height of existing pylon sign (*sign is 4 feet shorter*).
- Including a brick/masonry base and boxing in the pole portion of the sign (support pole).
- Adding decorative cap or other design improvements to the sign.
- Reducing the size (total square footage) of the large cabinet signs (*sign is 14sf less*).

A couple of staff comments:

- Staff would recommend that the pylon support pole be painted a beige/cream/tan color so it better relates to the color of the Moose facility. White is kind of stark where as a tan color appears more compatible with and seems to relate better to the lodge building colors.
- Often times the Plan Commission has required a masonry base similar to that of the building (materials, colors, etc.). Based on the sign's location, a base may not be able to be constructed on the private property. The Plan Commission may want to discuss this with the applicant because a base would be more attractive and protect the sign/pole from potential vehicle damage.

ACTION REQUESTED:

Staff recommends approval of the conditional use and variance subject to 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 shall be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).
4. If considering future freestanding signage, the applicant shall be permitted a freestanding monument sign meeting the minimum setback of 12 feet from the property line and a maximum height of 8 feet (top of sign to grade).
5. If there are any amendments to the approved sign, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 7.

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: **Sign Me Up of Wisconsin**

ADDRESS: **311 Forest Ave – Sheboygan Falls WI 53083**

MAIL: **bdunton@signmeupofwi.com**

E-

PHONE: **(920) 550-0009**

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: **Sheboygan Moose Lodge 438**

ADDRESS OF PROPERTY AFFECTED: **1811 Georgia Ave**

LEGAL DESCRIPTION: **Social Club / Restaurant / Bar**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: **The Moose is about celebrating life together, serving those within our local communities, supporting children in need who deserve a second chance, and standing by our senior members as they enter their twilight years.**

The Moose Fraternity's presence is felt in over 1,400 communities across nearly 50 states and four Canadian provinces, plus Great Britain. As a primary mission of the Moose, our members support Mooseheart Child City & School. Mooseheart cares for children in need who deserve a second chance at life, from infants through high school. Another mission of the Moose is the care of senior members of the Fraternity. Moosehaven, located in Florida, is a five-star rated retirement community completely funded by the men and women of the Moose. Additionally, in support of the areas in which our lodges reside, the Moose organization contributes between \$75 to \$100 million worth of community service annually.

Within our local lodges, you will find a wide array of activities in which to participate both as an individual and as a family. From holiday parties, dances, sports, themed dinners and live entertainment, the Moose has much to offer.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____ **updating existing Road sign**_____

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

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. **please see enclosed letter**_____

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? _____ **please see enclosed letter**_____

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, it does not....the new sign will actually be smaller than the existing sign cabinet**_____

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

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: **Sheboygan Moose Lodge 438**_____

ADDRESS: **1811 Georgia Ave** _____ E-MAIL:
gross.chad@rocketmail.com (**Chad** Gross)

The Sheboygan moose lodge started a renovation plan last year coming out of the Covid shutdowns.

To this point the lodge has painted the exterior of the building resurface the parking lot with new lines place new planters out front as well as replacing the old cedar shake façade with a sheet metal façade.

The next step in our plan is replacing the large sign. Currently the sign that is in use has been repaired extensively for the last several years. At this point the frame for the existing sign is bent we believe that the next time we need to replace the interior lighting the sign panels may not be able to be re-secured in the current framework. Additionally, the sign panels are faded and outdated, and we would like to replace the sign as the last part of our exterior renovations of the building.

We believe the sign has the "grandfather" clause and the new sign will be smaller than the existing sign on the pole. We will also paint the existing pole white to improve the appearance.

Sincerely,

Chad Gross

Sheboygan Moose Lodge 438

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

Item 7.

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Sign Me Up of Wisconsin, LLC
ADDRESS: 311 Forest Avenue – Sheboygan Falls, WI 53083
E-MAIL ADDRESS: bdunton@signmeupofwi.com
PHONE: (920) 550-0009

2. OWNER INFORMATION

OWNER OF SITE: Sheboygan Moose Lodge 438
ADDRESS: 1811 Georgia Ave
PHONE: 920-457-0803 FAX NO: _____

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Moose Lodge 438
ADDRESS OF PROPERTY AFFECTED: 1811 Georgia Ave

USE OF PROPERTY: Social Club

TYPE OF SIGN: Illuminated sign on existing sign pole

1. CONFIGURATION OF PROPOSED SIGN: West elevation storefront

HEIGHT: 47" X WIDTH: 48" =TOTAL SQUARE FOOTAGE: 16

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 120

SETBACK: Existing sign pole

METHOD OF ATTACHMENT: Cabinet sign will have center pole mount and attach to existing Mating plate and repaint pole White

METHOD OF ILLUMINATION: white LED's

SIGN MATERIALS: Aluminum and Polycarbonate, Translucent print

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY: 28

BEFORE PROPOSED SIGN: 28 AFTER PROPOSED SIGN: 16

5. CERTIFICATE

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

APPLICANT'S SIGNATURE

4-5-2022
DATE

Brian Dunton
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.
- d. The subject property's zoning classification.
- e. The total area of all signs on the subject property both before and after the installation of the proposed sign.
- f. Provide three 11 x 17 color renderings of proposed sign. Attach any photos or drawings that may help in reviewing sign application.

SHEBOYGAN MOOSE LODGE-438

Exterior Sign

Item 7.



Option 2
Size: 48" wide x 47" tall
LED- lit cabinet sign
Double sided with antlers protruding out

Existing Sign

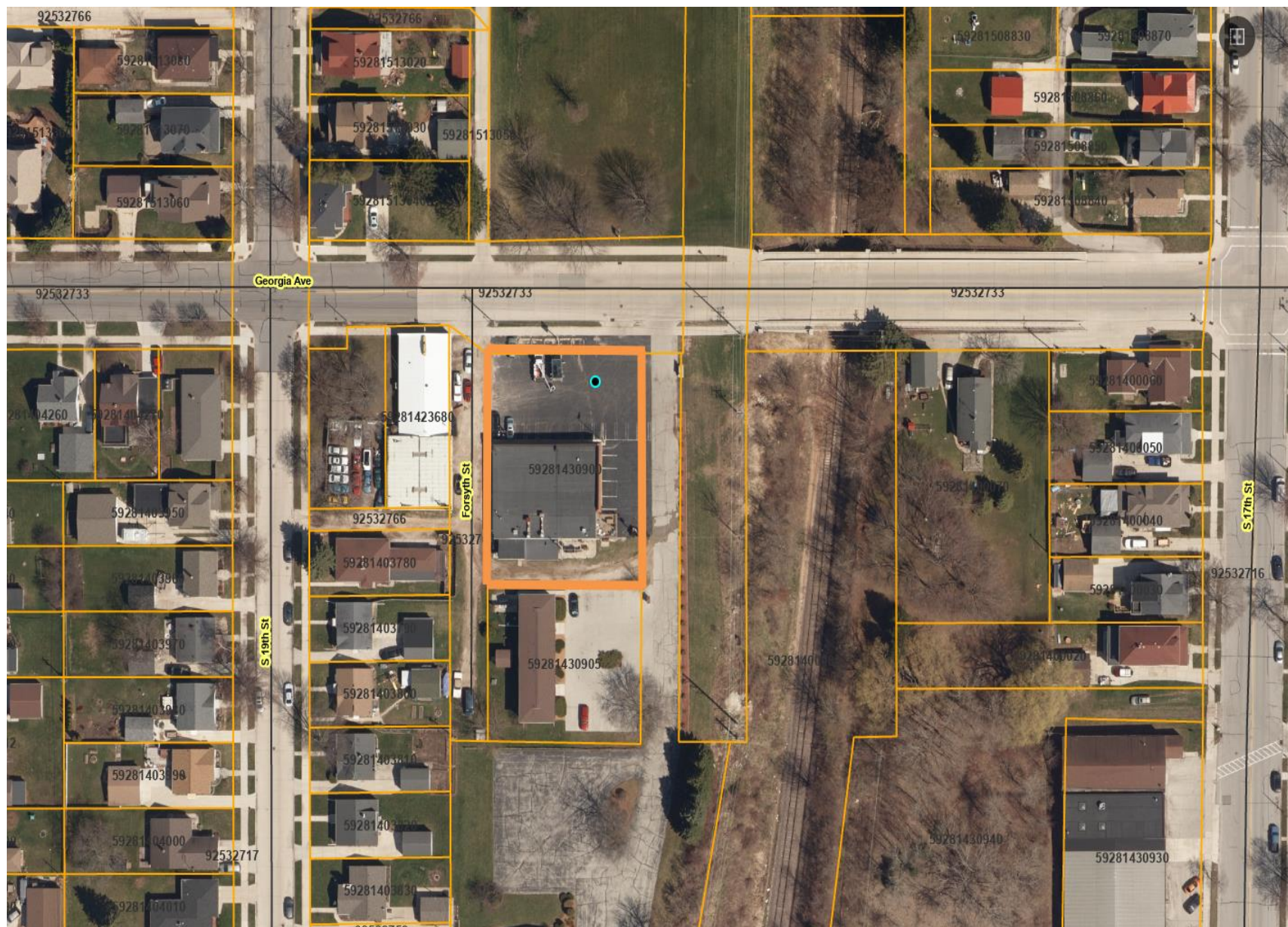


-85" Tall x 50" Wide
-8" deep
-Overall Height: 19'
-8" pole w/ mating plate
-8"x14" cover
-Bolt pattern 4" & 10" 1/2" bolts



311 Forest Ave,
Sheboygan Falls
(920) 550-0009

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







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Sheboygan Evangelical Free Church to construct a new entrance addition and site improvements at 1710 N. 15th Street. NR-6 Zone

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 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:

Sheboygan Evangelical Free Church is proposing to construct a new entrance addition and site improvements at 1710 N. 15th Street. The applicant states the following:

- The proposed project is the 2nd Phase of a 3-Phase masterplan.
- Phase 1 was a new parking lot on the block west of the building site off 16th Street - completed in 2019.
- The proposed Phase 2 project proposed in this submittal will add a 1,400 square foot entrance addition and 12,740 square foot of site work including improved drop-off curb and walk, landscaping, and new relocated drive entrance off Saemann Avenue.
- Design intent for the proposed addition and remodel is to provide:
 - Increased visibility and updated identity and presence for the Church entrance from Calumet Drive.
 - Central, welcoming, and expanded hospitality Lobby.
 - Secure and welcoming Children's classrooms.
 - Refreshed Worship finishes and seating
- The final Phase 3 phase will culminate in a new Worship Center replacing a portion of the current Worship structure, adding approximately 4,000 square feet of addition along Cambridge Avenue with expansion and redesign of the east parking lot. The church anticipates 5-10 years before Phase 3 will be completed.

- The proposed Phase 2 project will include approximately 24,594sf of interior remodel for
 - An expanded hospitality Lobby
 - Accessible elevator access to the Lower-Level classrooms and meeting rooms.
 - Remodel of Main Level small children's education wing.
 - Refresh of the current Worship Center finishes and seating.
- Primary use of Facility is currently and will continue to be a church, to teach people of all ages about God. The two major days are:
 - Sundays - AM worship services
 - Wednesdays – AM Bible studies, evening Awana (children) and Bible studies, Evening Youth group.
- Secondary use of Facility: as a social, meeting and parking site for individuals within the church and groups/organizations within the community:
 - Weddings and funerals
 - Parties (birthday, anniversary, wedding and baby showers)
 - Special church events (weekends)
 - Community meetings and conferences
 - City polling site (three wards)
 - Community blood drive – 2x/year
 - Weekday parking for employees of three companies (about 50 stalls total between east and west lots), various neighborhood residents (as needed), and Jefferson School (as needed)
 - Available as Jefferson School's evacuation site
- Days/Hours of Operation – applicant lists a number of church services and activities that occur at the facility throughout the week that include Sunday morning services, choir practice, various meetings, children and student programming, bible studies, and other various services and activities. There are also various events that take place annually.

The applicant states the following about the existing building architecture:

- The existing building is a combination of materials built in 3 phases.
- The original building and first addition are located at the south end of the site and house the Worship Center, Meeting and Education rooms.
 - It is built of concrete block walls with exterior brick cladding. The east elevation has a combination of brick, wood timbering and aggregate coatings.
 - The roof is primarily flat/slightly sloped membrane roof with a perimeter of metal capped parapet on the south and west sides and metal mansard roof on the east side with fragments of mansard roof on the south and west sides.
- The 1988 addition was built to the north of the original building. It houses a Multi-purpose/Gym, Administration Offices, Storage and Nursery rooms.

- The 1988 addition is built of metal stud and block walls with exterior split-face block cladding and brick accent bands.
- The roof is flat/slightly sloped membrane roof with a perimeter of metal capped parapet with a sloped asphalt shingle roof over the Multi-Purpose/Gym.

The applicant states the following about the new building addition and proposed exterior remodeling:

The **East** side of the building (facing N. 15th Street):

- The primary exterior work for the Phase 2 project will be on the east façade.
- The exterior east façade for the new entrance addition will be approximately 20 feet in height, corresponding to the roof edge height of the existing Multi-Purpose/Gym.
- The exterior materials of the addition will be a combination of glass, new metal entrance canopy and a 2-color variation of high-quality vertical cement board panels (Nichiha) relating to the Church branding colors, and providing a contemporary central entrance point for the facility which reflects the Church identity to the community.
- The existing east façade south of the addition will be painted to visually blend with the existing block and brick facade north of the new entrance. Both north and south facades are intended to act a backdrop for the colorful central entrance.
- Note that the south portion of the east façade will be removed in 5-10 years at the time of the Phase 3 addition construction.
- Signage for the east façade will consist of metal lettering or internally lit lettering placed at the edge of the new canopy. This will replace of the current lettering located on the wall at the north end of the east façade. Exact signage will be submitted separately at a later date.

The **South** side of the building (facing Saemann Avenue):

- The south façade will remain as existing except for the east end at the mansard roof and wall area below it.
- New paint to blend with the north end of the east façade will continue around the corner onto the south façade covering the mansard roof and wall surfaces below it.

The **West** side of the building (facing N. 16th Street and the church's off-site parking lot):

- The exterior entrance at on the west side of the building will be modified to remove a small mansard roof fragment remaining from the original addition.
- New high-quality vertical cement board panels (Nichiha) will be installed over the patched area to match the materials at the new east entrance.
- The new panels will provide a visual emphasis for the west entrance improving wayfinding for guests arriving from the west parking lot.

- New windows will be added along the south end of the west façade for the children's classrooms presenting a more hospitable appearance to the community.
- Signage for the west façade will be metal lettering or internally lit lettering mounted to the wall panels. Exact signage will be submitted separately at a later date.

Interior work includes:

- The proposed Phase 2 project will include approximately 24,594sf of interior remodel for an expanded hospitality Lobby, accessible elevator access to the Lower-Level classrooms and meeting rooms, remodel of Main Level small children's education wing and refresh of the current Worship Center finishes and seating for approximately ____.
- Mechanical units will remain as existing with replacements in place as determined for new uses.

Specific site improvements include:

Traffic:

- The site is currently accessed with entrance drives off N. 15th Street (2 total), Saemann Avenue (1 total) and Cambridge Avenue (2 total).
- The proposed Phase 2 addition will maintain all four (4) entrance points on N. 15th Street and Cambridge Avenue.
- The entrance driveway on Saemann is proposed to be relocated approximately 14 feet east of the current drive to allow for increased drop-off curb, walk and landscaping next to the building. We anticipate no impact to site access.

Lighting:

- Existing parking lot lights will remain with no change to impact on neighboring sites.
- New lighting below the new canopy will be down lights well within the interior of the site with little to no impact to neighboring sites.
- The New Cross will be lit from the front from lights located on the new canopy shining up at the cross.
- The metal lettering on the east canopy and the West wall will be either metal lettering or internally lit lettering – to be determined per separate signage submittal at a later date.
- Due to the center-site location of the front lit cross and signage lettering there will be minimal impact to neighboring sites from the east side. The west signage lighting will also have minimal impact, primarily to the west parking lot owned by the Church.

Landscaping:

- Landscape plantings will be provided at the new east entrance addition and drop-off area. Grass and grass and mulch will be provided at the disturbed areas along new walks and stoops.
- 18 Landscape points are proposed, exceeding the 10 required Landscape points. See Landscape Plans for proposed shrubs, grasses, perennials and mulch areas.

Trash Enclosure:

- The trash for the current building is located on the southeast lot line corner and enclosed on the east and south sides with a wood fence.
- The trash location and enclosure will be modified with the Phase 3 Addition and Remodel to the building and parking lot.
- No change is proposed at this time.

STAFF COMMENTS:

The church is proposing some access and circulation improvements from Saemann to the new front entrance. This new drop off area will make it easier for people to access the front entrance for loading/unloading especially when there is inclement weather.

In order to complete these access and circulation improvements, the church will be reducing their onsite parking by four (4) spaces. This will reduce the overall onsite parking spaces from 126 to 122 space. It should be noted that the church recently purchased the former Quasius Construction property located on the west side of N. 16th Street and constructed an additional 80 spaces of parking on the back/west side of the church. This is also why the applicant is proposing exterior remodeling improvements to the building to make this a much more welcoming entrance for those who park in this lot on the west side of the church.

The church has a dumpster enclosure at the southeast corner of their property (Cambridge and N. 15th Street intersection). The enclosure is a wood fence that screens the dumpsters from Cambridge and N. 15th Street but is not fully enclosed. The applicant is not intending on doing anything to the dumpster enclosure at this time because they state they will address this during the Phase 3 part of their development which includes a larger addition into the parking lot. Staff nor the applicant can give a timeframe to when Phase 3 this will occur. Is the Plan Commission ok the present design of the dumpster or should the dumpsters be completely enclosed which is what is typically required?

The church also has a very visible and somewhat weathered shed located in the parking lot along Cambridge Avenue. The church intends on continuing to keep and use the shed in its present location. It certainly appears that the shed could be refreshed by painting it a similar color of the church facility.

The applicant shows conceptual signage on the east (front entrance) and west (back entrance) sides of the building that will likely be larger than 24sf. The maximum size wall sign for a church is 24sf. It appears that the wall signage proposed may be larger than 24sf. If the signage package that is eventually submitted is similar to the concept drawings, staff could act on these administratively instead of having to request another exception for signage. However, if the signage is significantly different then what is presently shown or if staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration

The applicant is requesting the following exceptions:

- Requesting to construct an addition to a legal nonconforming structure – Existing legal nonconforming structures shall not be enlarged.

The existing church facility does not currently meet the required street yard setbacks of 25 feet along Saemann Avenue, Cambridge Avenue and N. 16th Street. However, the proposed entrance addition does meet the required 25 foot street yard setback.

- The applicant shows conceptual signage on the east (front entrance) and west (back entrance) sides of the building that will likely be larger than 24sf – Maximum wall signage for a church is 24sf.
- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational and bufferyard 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, 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). Landscaping shall be installed prior to issuance of an occupancy permit.
4. 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.
5. All other 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. 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 those areas granted an exception).
8. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Applicant shall install individual letter signs – no cabinet or flat panel signs.
10. If considering future freestanding signage, the applicant shall be permitted a freestanding monument sign meeting the minimum setback of 12 feet from the property line and a maximum height of 8 feet (top of sign to grade).
11. All areas used for parking/maneuvering of vehicles shall be paved.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping (not gravel, stone, etc.). Including the areas at the southwest corner of the store and the along the west boundary line where the overfill alarm area is located.
13. 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.

14. Any new ingress/egress driveway openings shall be improved to standard 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.
15. 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.
16. 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.).
17. 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.).
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
21. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility.
22. 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.
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. Applicant shall paint the existing shed a complimentary color similar to that of the church.
25. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
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.

ATTACHMENTS:

Conditional Use and required attachments

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

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: Sheboygan EFree ChurchADDRESS: 1710 N 15th Street, Sheboygan, WI 53081CONTACTS/E-MAIL: Jon MacDonald jon.m@e-free-family.comHeather Tempas heather.t@e-free-family.comPHONE: 920-452-6520FAX NO. None

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan E Free ChurchADDRESS OF PROPERTY AFFECTED: 1710 N 15th Street, Sheboygan, WI 53081

LEGAL DESCRIPTION:

- Lots 1-7 in Block 2 of Cole's Subdivision No. 2 including vacated alley being part of Lots "D" and "A" being the E1/2 of the SW1/4 of the SE1/4 Sec. 15, T15N, R23E and
- Lots 1-10 in Block 3 of O.C. Neumeister's Re-Subdivision of Blocks 5.9.8-14, Block 2 Coles Subdivision No. 2, all in the City of Sheboygan together with
- The East West alley lying between said Block 2 and Cole's Subdivision No. 2 and said Block 3 of O.C. Neumeister's Re-Subdivision
- All located in the SW1/4 of the SE1/4 Sec. 15, T15N, R23E City of Sheboygan, Sheboygan County, Wisconsin containing 92,203 S.F. (2.117 Acres) of land.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: See attached.DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No change in use. See attached.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED

OPERATION OR USE: See attached Narrative for Conditional Use Permit and Architectural Review Applications

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?

See attached Narrative for Conditional Use Permit and Architectural Review Applications

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 change in use. See attached Narrative for Conditional Use Permit and Architectural Review Applications

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

No change to utilities from existing use.

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.

No change in use. Current building is positioned for easy access for public agencies and adequate utility service

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

OWNER OF SITE: Sheboygan EFree Church

ADDRESS: 1710 N 15th Street, Sheboygan, WI 53081 **E-MAIL:** jon.m@e-free-family.com
heather.t@e-free-family.com

ARCHITECT: Station 19 Architects, Inc.

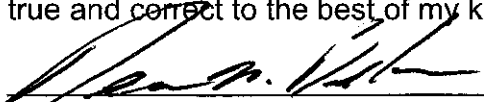
ADDRESS: 2001 University Ave., Minneapolis, MN 55414 **E-MAIL:** akuntz@station19.com

CONTRACTOR: Catalyst Construction

ADDRESS: 833 E Michigan Street, Milwaukee, WI 53202 **E-MAIL:** ewilliams@catalystbuilds.com

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

4-14-22
DATE

Dean W. Becker



2001 UNIVERSITY AVE. SE SUITE 100 | MPLS, MN 55414 | 612.623.1800

Narrative for Conditional Use Permit and Architectural Review Applications – 4/19/22

Project Name and Address

Sheboygan E Free Church
1710 North 15th Street
Sheboygan, WI 53081

Parcel Information and Legal Description

- Lots 1-7 in Block 2 of Cole's Subdivision No. 2 including vacated alley being part of Lots "D" and "A" being the E1/2 of the SW1/4 of the SE1/4 Sec. 15, T15N, R23E and
- Lots 1-10 in Block 3 of O.C. Neumeister's Re-Subdivision of Blocks 5.9.8-14, Block 2 Coles Subdivision No. 2, all in the City of Sheboygan together with
- The East West alley lying between said Block 2, Cole's Subdivision No. 2 and said Block 3 of O.C. Neumeister's Re-Subdivision
- All located in the SW1/4 of the SE1/4 Sec. 15, T15N, R23E City of Sheboygan, Sheboygan County, Wisconsin; containing 92,203 S.F. (2.117 Acres) of land.

Project Description

The proposed project is the 2nd Phase of a 3-Phase masterplan.

- Phase 1 was a new parking lot on the block west of the building site off 16th Street - completed in 2019.
- The proposed Phase 2 project proposed in this submittal will add a **1,400 square foot** entrance addition and **12,740 square foot** of site work including improved drop-off curb and walk, landscaping, and new relocated drive entrance off Saemann Avenue.
- Design intent for the proposed addition and remodel is to provide:
 - Increased visibility and updated identity and presence for the Church entrance from Calumet Drive
 - Central, welcoming, and expanded hospitality Lobby
 - Secure and welcoming Children's classrooms
 - Refreshed Worship finishes and seating
- The final Phase 3 phase will culminate in a new Worship Center replacing a portion of the current Worship structure, adding approximately **4,000 square feet** of addition along Cambridge Avenue with expansion and redesign of the east parking lot. The church anticipates 5-10 years before Phase 3 will be completed.

Architecture

Existing Building

- The existing building is a combination of materials built in 3 phases.
- The original building and first addition are located at the south end of the site and house the Worship Center, Meeting and Education rooms.
 - It is built of concrete block walls with exterior brick cladding. The east elevation has a combination of brick, wood timbering and aggregate coatings.
 - The roof is primarily flat/slightly sloped membrane roof with a perimeter of metal capped parapet on the south and west sides and metal mansard roof on the east side with fragments of mansard roof on the south and west sides.

- The 1988 addition was built to the north of the original building. It houses a Multi-purpose/Gym, Administration Offices, Storage and Nursery rooms.
 - The 1988 addition is built of metal stud and block walls with exterior split-face block cladding and brick accent bands.
 - The roof is flat/slightly sloped membrane roof with a perimeter of metal capped parapet with a sloped asphalt shingle roof over the Multi-Purpose/Gym.

East Façade

- The primary exterior work for the Phase 2 project will be on the east façade.
- The exterior east façade for the new entrance addition will be approximately 20 feet in height, corresponding to the roof edge height of the existing Multi-Purpose/Gym.
- The exterior materials of the addition will be a combination of glass, new metal entrance canopy and a 2-color variation of high-quality vertical cement board panels (Nichiha) relating to the Church branding colors, and providing a contemporary central entrance point for the facility which reflects the Church identity to the community.
- The existing east façade south of the addition will be painted to visually blend with the existing block and brick facade north of the new entrance. Both north and south facades are intended to act a backdrop for the colorful central entrance.
- Note that the south portion of the east façade will be removed in 5-10 years at the time of the Phase 3 addition construction.

South Façade

- The south façade will remain as existing except for the east end at the mansard roof and wall area below it.
- New paint to blend with the north end of the east façade will continue around the corner onto the south façade covering the mansard roof and wall surfaces below it.

West Façade

- The exterior entrance at on the west side of the building will be modified to remove a small mansard roof fragment remaining from the original addition.
- New high-quality vertical cement board panels (Nichiha) will be installed over the patched area to match the materials at the new east entrance.
- The new panels will provide a visual emphasis for the west entrance improving wayfinding for guests arriving from the west parking lot.
- New windows will be added along the south end of the west façade for the children's classrooms presenting a more hospitable appearance to the community.

Signage

- Signage for the east façade will consist of metal lettering or internally lit lettering placed at the edge of the new canopy. This will replace of the current lettering located on the wall at the north end of the east façade.
- Signage for the west façade will be metal lettering or internally lit lettering mounted to the wall panels.
- Exact signage will be submitted separately at a later date.

Mechanical

- Mechanical units will remain as existing with replacements in place as determined for new uses.

Interior Work

- The proposed Phase 2 project will include approximately **24,594 square feet** of interior remodel for an expanded hospitality Lobby, accessible elevator access to the Lower-Level classrooms and meeting rooms, remodel of Main Level small children's education wing and refresh of the current Worship Center finishes and seating for approximately .

Description of Current Facility Use

Primary use of Facility is currently and will continue to be: As a church, to teach people of all ages about God. The two major days are:

- Sundays - AM worship services
- Wednesdays –AM Bible studies, evening Awana (children) and Bible studies, Evening Youth group

Secondary use of Facility: as a social, meeting and parking site for individuals within the church and groups/organizations within the community

- Weddings and funerals
- Parties (birthday, anniversary, wedding and baby showers)
- Special church events (weekends)
- Community meetings and conferences
- City polling site (three wards)
- Community blood drive – 2x/year
- Weekday parking for employees of three companies (about 50 stalls total between east and west lots), various neighborhood residents (as needed), and Jefferson School (as needed)
- Available as Jefferson School's evacuation site

Days/Hours of Operation, Participants (typical per week, unless indicated)

Sundays - 7am-12:30pm

- Worship services/choir and praise team rehearsals
 - 2 Sunday morning services with **510 total worshippers plus up to 5 Tech**
 - 8 am – 235 adults
 - **9:30am – 275 adults (LARGEST HOUR)**
 - Meetings (11 rooms) - 70 kids plus teachers – 9:30am
 - Children's programming – 110 (kids and teachers) – 9:30am
 - Students (grades 7-12) – 20 – 9:30am

Monday-Friday – 9am-5pm

- office hours – 12 staff onsite
- Tues – GriefShare -12; MOPS (biweekly) – 27 adults, kids (5 rooms)
- Wed - various AM Bible studies – 63 (4 rooms)
- Thur (biweekly) – Homeschool - 130 kids and adults (9 rooms)

Mondays: 6-9pm – 1-2 meetings, 6-12 people each

Tuesdays: 6-8:30pm – 3 meetings, 6-15 people each

Wednesdays: 6-9pm – Awana – 137 kids + 35 adults ((27 breakout rooms plus gym and sanctuary), quiz practice - 12, choir practice – 21
5-9pm Youth group – 80 (students and adults), 2 large rooms, gym, kitchen, 16 small breakout rooms)

Thursdays: 6-8:30pm – GriefShare -10, 2 praise team rehearsals – 16 (2 rooms)

There are various activities that occur periodically on Fridays (set-up/decorate for special Sat events) and Saturdays (parties, showers, Sunday worship set-up, etc)

There are various events that occur annually:

- 1 weekend in March – Mission Conference
- 1 Friday in April – Show Hope conference
- 1 weekend in summer – Serve Sheboygan (help neighborhood)
- 1 week in September – Jefferson School evac drills

Zoning Classification

Zoned: Neighborhood Residential-6 (NR-6) – Church Use as a Conditional Use

	<u>Required Setbacks</u>	<u>Variance Requested*</u>
Front Yard (N 15 th Street)	25 feet	none
Rear Yard (N 16 th Street)	25 feet	0 setback - existing building
Side Yard (Saemann Avenue)	25 feet	0 setback - existing building
Side Yard (Cambridge Avenue)	25 feet	0 setback - existing building

*See Variance Description.

Site Considerations: Land Use / Lot Coverage

- The current building is a 1-story building with a partial basement.
- The building and parking lot drain to the City storm sewer system.
- No change to the current surface drainage system is proposed due no change to drainage patterns or increase to impervious surface area.

<u>Lot Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Impact to Site</u>
Parcel area	92,203 sq. ft.		9,550 sq. ft. (10.4% of site)
Building coverage	35,385 sq. ft.	36,734 sq. ft.	1,400 sq. ft. / 4% increase
Impervious Surface coverage	86,936 sq. ft.	85,628 sq. ft.	
Pervious Surface coverage	5,267 sq. ft.	6,575 sq. ft.	1,308/ 1.4% increase

<u>Parking / Seating</u>	<u>Existing</u>	<u>Proposed</u>
Parking Stalls	208 stalls (126 stalls (east lot) +82 stall (west lot))	204 stalls (122 stalls (east lot) +82 stall (west lot))

<u>Seating</u>	<u>Allowable</u>	<u>Proposed</u>
Allowable seating (*based on largest service)	1,020 seats* 204 available stalls x 5 seats per stall	674 Worship Occupants

Landscape

- Landscape plantings will be provided at the new east entrance addition and drop-off area. Grass and grass and mulch will be provided at the disturbed areas along new walks and stoops.
- 18 Landscape points are proposed, exceeding the 10 required Landscape points. See Landscape Plans for proposed shrubs, grasses, perennials and mulch areas.

Traffic

- The site is currently accessed with entrance drives off N 15th Street (2 total), Saemann Avenue (1 total) and Cambridge Avenue (2 total).
- The proposed Phase 2 addition will maintain all 4 entrance points on N 15th Street and Cambridge Avenue.
- The entrance driveway on Saemann is proposed to be relocated approximately 14' east of the current drive to allow for increased drop-off curb, walk and landscaping next to the building. We anticipate no impact to site access.

Lighting

- Existing parking lot lights will remain with no change to impact on neighboring sites.
- New lighting below the new canopy will be down lights well within the interior of the site with little to no impact to neighboring sites.
- The New Cross will be lit from the front from lights located on the new canopy shining up at the cross.
- The metal lettering on the east canopy and the West wall will be either metal lettering or internally lit lettering – to be determined per separate signage submittal at a later date.
- Due to the center-site location of the front lit cross and signage lettering there will be minimal impact to neighboring sites from the east side. The west signage lighting will also have minimal impact, primarily to the west parking lot owned by the Church.

Trash Enclosure

- The trash for the current building is located on the southeast lot line corner and enclosed on the east and south sides with a wood fence.
- The trash location and enclosure will be modified with the Phase 3 Addition and Remodel to the building and parking lot.
- No change is proposed at this time.

Proposed Conditional Use

The current Church began as a remodel and conversion of an existing grocery store in the 1960's with a small classroom addition built along 16th Street in approximately 1970. The building was later expanded in 1988 to its' current footprint with the addition of a gymnasium, classrooms, and office suite.

The Church (as described in the Description of Facility Use above) provides support for the community to meet, worship, socialize, vote, give blood, park etc. Church use meets the intent of the "small community uses" recommended for the Neighborhood Residential (NR-6) zoning district in the City of Sheboygan Comprehensive Plan.

Variance Description

The existing building setbacks are non-compliant with the current zoning code.

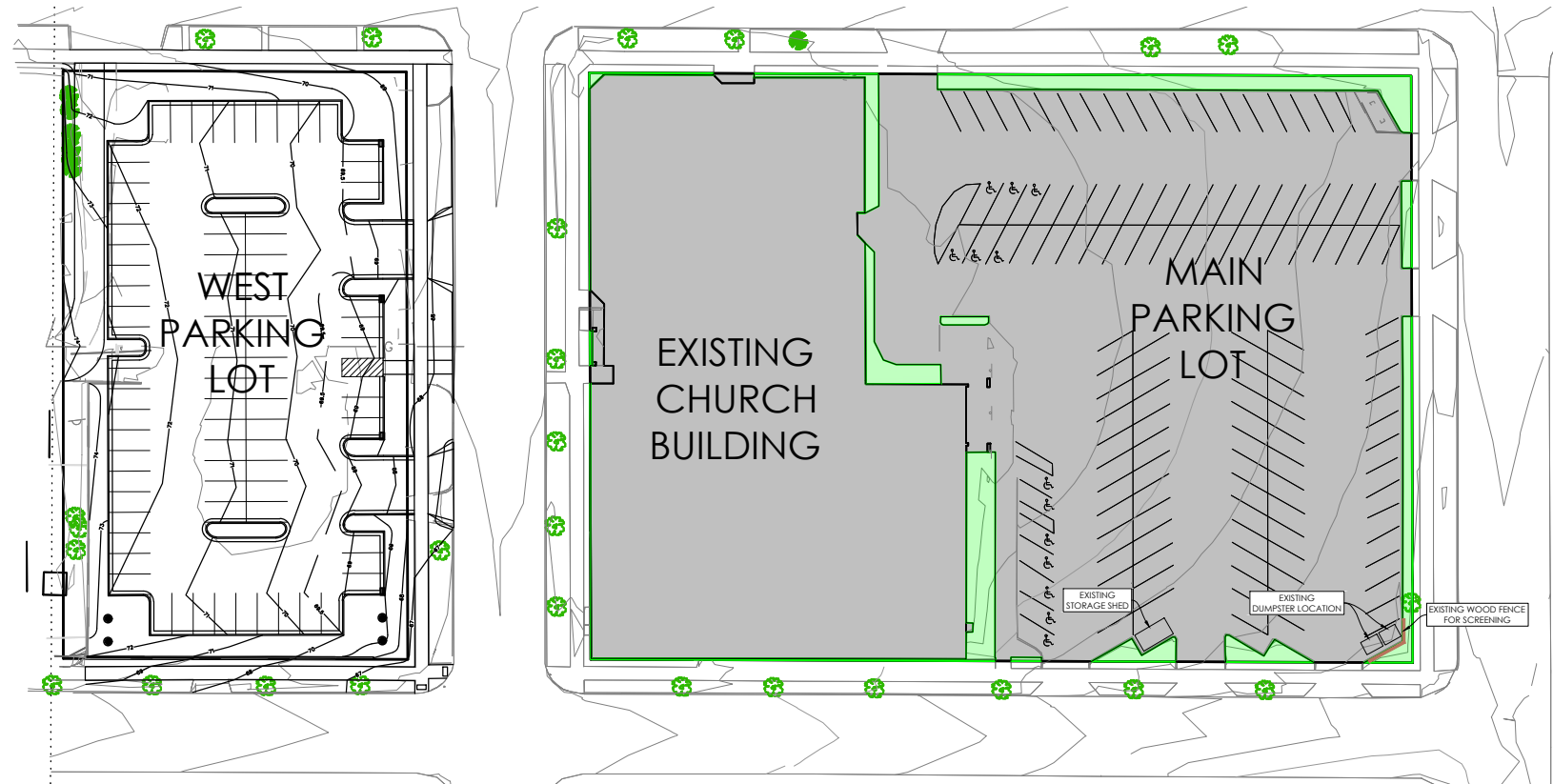
The proposed Phase 2 addition is proposed to be within the required setbacks.

3 total variances are requested as follows in bold text:

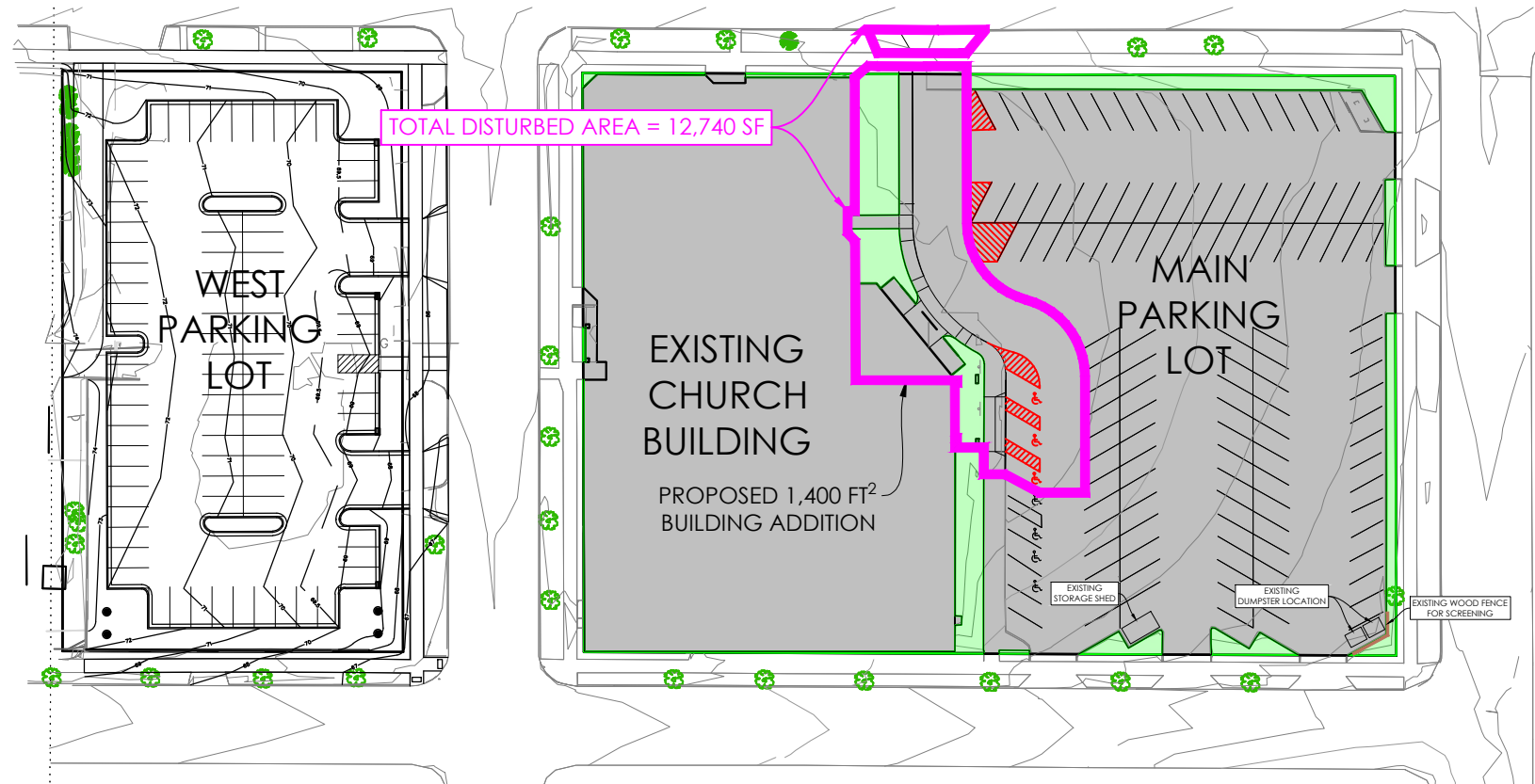
	<u>Required Setbacks</u>	<u>Variance Requested</u>
Front Yard (N 15 th Street)	25 feet	none
Rear Yard (N 16th Street)	25 feet	0 setback - existing building
Side Yard (Saemann Avenue)	25 feet	0 setback - existing building
Side Yard (Cambridge Avenue)	25 feet	0 setback - existing building

The requested variance is to allow zero setback along N 16th Street, Saemann Avenue and Cambridge Avenue to accommodate the existing construction presumed to have been built prior to the current regulations.

EXISTING SITE



PROPOSED SITE



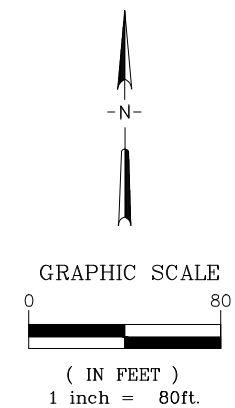
PARKING TABLE

PARKING TABLE		
	EXISTING PARKING	PROPOSED PARKING
MAIN CHURCH SITE	126 (13 HC)	122 (7 HC)
WEST PARKING LOT	82	82
TOTAL	208 (13 HC)	204 (7 HC)
TOTAL REQUIRED*	135	135
HC REQUIRED**	7	7

* 1 PARKING STALL PER 5 SEATS (674SEATS PROVIDED)
** 7 HC STALLS REQUIRED FOR 200-300 STALL PARKING FACILITIES

LANDSCAPE RATIO (LSR) TABLE (MAIN CHURCH SITE)

	EXISTING	PROPOSED
IMPERVIOUS AREA	86,936 FT ²	85,628 FT ²
LANDSCAPED AREA	5,267 FT ²	6,575 FT ²
TOTAL LOT AREA	92,203 FT ²	92,203 FT ²
LSR	0.057	0.071



EXISTING VS. PROPOSED FIGURE

A. ALTERATIONS TO BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROTECTION PROVIDED.

B. AREAS SHOWN GREY ARE EXISTING TO REMAIN.

C. EXTEND AND MODIFY EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS FOR NEW WORK

1 STORY ABOVE GRADE WITH BASEMENT (A-3 OCC.)
EXISTING SPRINKLER IN PARTIAL BASEMENT AT 1988 ADDITION - EXTEND NEW SPRINKLER THROUGHOUT REMAINING
FIRE ALARM SYSTEM - EXTEND AND UPGRADED FOR COMPLIANCE

MAIN LEVEL (1 STORY): "A-3" OCCUPANCY FOR WORSHIP WITH RELIGIOUS EDUCATION
"E" CLASSROOMS (304.1.1) AND "B" OFFICES AS NON-SEPARATED ACCESSORY USE TO A
OCCUPANCY (508.2.4)

LOWER LEVEL (BASEMENT): "A-3" OCCUPANCY FOR WORSHIP WITH RELIGIOUS EDUCATION
"E" CLASSROOMS (304.1.1) AS NON-SEPARATED ACCESSORY USE TO A3 OCCUPANCY

TYPE 3B
POSSIBLY NEED TO PROVIDE 2 HOUR PROTECTION OF EXISTING COLUMNS IN EXTERIOR WALL ALONG GRID

FIRE RESISTIVE REQUIREMENTS	TYPE 3B	
	REQUIRED	PROVIDED
STRUCTURAL FRAME (COLUMNS, BEAMS, JOISTS)	0 HR.	0 HR.
BEARING WALLS- EXTERIOR (CURRENTLY 1 HR AND 2 HR (GYMNASIUM) AT 1988 ADDITION)	0 HR.	1 HR AND 2 HR.
BEARING WALLS- INTERIOR	0 HR.	0 HR.
NON-BEARING WALLS AND PARTITIONS - EXTERIOR	0 HR.	0 HR.
NON-BEARING WALLS AND PARTITIONS- INTERIOR	0 HR.	0 HR.
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0 HR.	0 HR.
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS)	0 HR.	0 HR.

FIRE SEPARATION DISTANCE	HOURS
=> 30'-0"	0 HR.

75 FT (OR 60 FT) APPROX. 31 FT

At = TABULAR AREA PER STORY IN ACCORDANCE WITH T.506.2 FOR SPRINKLERED BLDG
NS = TABULAR AREA PER STORY FOR NON-SPRINKLERED BLDG IN T.506.2 =

If = AREA INCREASE FACTOR DUE TO FRONTAGE PER SECTION 506.3 =

$$= [F/P - 0.25]W/30 = [(858/858) - 0.25]30/30$$
 F = BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE (20' MIN)
 P = PERIMETER OF ENTIRE BUILDING
 W = WIDTH OF A PUBLIC WAY OR OPEN SPACE (30' MAX)

$$\text{ALLOWABLE AREA PER FLOOR (Aa)} \quad Aa = At + [NS \cdot If] = 38,000 + [9,500 \times 0.75] = \quad (\text{TYPE 3B})$$

EXISTING	35,425 SQ.FT.
PROPOSED NEW	<u>1,400 SQ.FT.</u>
TOTAL PROPOSED NEW + EXISTING	36,825 SQ.FT. < 45,625 SQ. FT ALLOWED
<u>ALLOWABLE FUTURE ADDITION</u>	8,300 SQ.FT. (VS. 3,882 ADDITIONAL SQ.FT. PROPOSED IN MASTER PLAN)

CHAPTER 29 PLUMBING SYSTEM

MINIMUM NUMBER OF PLUMBING SYSTEMS
TOTAL OCCUPANCY: 595 occ. (MPR/GYM) + 674 occ. (WORSHIP) = 1,269 occupants
634 MEN AND 635 WOMEN

	REQUIRED	PROPOSED
MEN'S WATER CLOSETS (634/150)	4	10 PROVIDED: 5 (M) + 5 (L)
MEN'S LAVATORIES (634/200)	3	7 PROVIDED: 3 (M) + 4 (L)
WOMEN'S WATER CLOSETS (635/75)	8	10 PROVIDED: 5 (M) + 5 (L)
WOMEN'S LAVATORIES (635/200)	3	7 PROVIDED: 3 (M) + 4 (L)
UNISEX RESTROOMS		1 public + 6 dedicated
DRINKING FOUNTAINS (1:1000)	2	5 PROVIDED: 3 (M), 2 (L)

**NOT FOR
CONSTRUCTION**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #: *****

DATE: 04/15/2022

**SHEBOYGAN
E-FREE CHURCH**

1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

PROJECT NO: 4514

DRAWN BY: AK. KM

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CITY SUBMISSION

MAIN LEVEL CODE PLAN

A10



1
A11 LOWER LEVEL CODE PLAN
SCALE: 3/32" = 1'-0"

0 6' 16' 24'



**NOT FOR
CONSTRUCTION**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

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CITY SUBMISSION

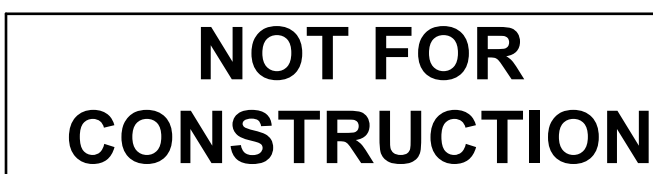
LOWER LEVEL CODE PLAN

A11

STATION 19
ARCHITECTS, INC.

A. GRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
B. PROVIDE LIGHTING FOR CROSS FROM CANOPY ROOF.

1. NICHIIHA FIBER CEMENT PANELS OVER NEW WALL.
2. NICHIIHA FIBER CEMENT PANELS OVER EXISTING WALL.
3. ALUMINUM STOREFRONT WINDOWS AND DOORS
4. PREFINISHED METAL PARPET CAP
5. SUSPENSION CEILING AND STEEL TUBE SUPPORTED CANOPY WITH PREFINISHED METAL PARAPET/FASCIA, SIDE GUTTERS AND DOWNSPOUTS AT SIDES.
6. EXISTING PREFINISHED METAL PARAPET CAP
7. EXISTING BLOCK WITH PARPET BAND (AS OCCURS).
8. INTERNALLY BACK-LIT SIGNAGE ATTACHED TO CANOPY EDGE.
9. PAINT OVER EXISTING METAL MANSARD, BRICK, WOOD TRIM & AGGREGATE COATINGS, DOOR & WINDOW TRIM
10. NEW MASONRY OPENING AND ALUMINUM WINDOWS. PATCH MASONRY TO MATCH EXISTING.
11. EXISTING DOOR
12. PAINTED GALVANIZED STEEL CROSS
13. EXISTING ROOF
14. NEW PARAPETS BEYOND
15. EXISTING BRICK
16. INTERNALLY BACK-LIT SIGNAGE ATTACHED TO FIBER CEMENT PANELS.
17. EXISTING DOWNSPOUT
18. PATCH WALL AT REMOVED CANOPY AND PIER WITH STUCCO COATING.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of WISCONSIN.

SIGNATURE: NICOLE THOMPSON

REGISTRATION #: *****

DATE: 04/15/2022

**SHEBOYGAN
E-FREE CHURCH**

1710 N 15TH STREET, SHEBOYGAN WISCONSIN
53081

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CITY SUBMISSION

EXTERIOR ELEVATIONS

A60

Sheboygan EFree **EXTERIOR VIEW** | Existing East



Sheboygan EFree

EXTERIOR VIEW | East



Sheboygan EFree

EXTERIOR | Existing West View



Sheboygan EFree

EXTERIOR | West View















CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Sheboygan Glass to operate from at 3209 S. 32nd Street. SI Zone

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

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 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:

Sheboygan Glass is proposing to relocate their operations from 3209 S. 32nd Street (the K/P Welding facility). The applicant states the following about the project:

- Sheboygan Glass is proposing to purchase the K/P Welding facility and will bring back its operation, including 15 employees, back into the City of Sheboygan. The facility will undergo substantial upgrades, both interior and exterior, to provide a useful base of operations for the new owner. As part of a master plan, the owner proposes to complete some of the renovations utilizing a phased approach to amortize the costs in a more fiscally sustainable fashion. This approach will be a win-win for both the owner, the neighboring properties, and the City.
- The building is currently occupied by a welding and machining operation. The site and building are in relatively poor condition due to deferred maintenance. The south side of the building is overgrown with brush and dead trees that will need to be addressed. The building itself is a steel frame with metal panels and roof. The panels are in decent condition, but sorely in need of paint.
- Sheboygan Glass is proposing to utilize the facility:
 - Office use – West portion of building 7,200sf (60 x 120)
 - Light industrial use – East portion of building 20,000sf (100 x 200)
- Office building will be completely renovated to include seven (7) offices, Reception vestibule and office, Conference room, Breakroom, Plan room, Men and Women, ADA

restrooms, Private bathroom with shower, Employee bathroom with shower, Storage Utility, Electrical and IT rooms and Circulation Spaces. Item 9.

- Additional spaces within the east portion of the office that will be completed in the future to include Training Classroom, Shop Training space, Recreation Room, Fitness Room and Circulation Space.
- The exterior renovations proposed for the west side of the building include:
 - Remove existing veneer brick and metal panels at west and south exposures.
 - Install new storefront glazing with spandrel panels at lower third across entire west exposure.
 - Create new ADA compliant storefront entry at southwest corner.
 - Install new metal clad, horizontal “eyebrow” above storefront at north, west and south elevations.
 - Add new metal clad, vertical red “blades” to accent a cadenced series of divisions along the north elevation of the office to break up some of the very long face.
 - At the shop portion, the existing metal panels will be repaired as needed, and will be painted along with all trim and doors.
- Site Repairs will include:
 - Remove existing asphalt paving at all three (3) dock areas and install grass at northwest and northeast areas.
 - At north-center dock, provide new concrete apron, concrete dock, and asphalt paving infill.
 - At customer parking area (southwest corner), re-stripe parking spots to include one (1) van accessible space, one (1) standard ADA space, and five (5) non-ADA spots.
 - At employee parking area (northwest corner), apply sealcoat to existing asphalt pavement, and restripe parking spots to include one standard ADA space, and twelve non-ADA spots.
 - Landscaping will include removal of existing brush and dead trees along the south side on the shop building.
 - New landscaping is planned to screen the ground installed HVAC equipment along the north side of the office building to meet City requirements.
 - Remove existing, damaged canopy at north exposure.
 - Remove existing exterior exhaust fan at north exposure.

Sheboygan Glass is proposing the following timeline for the future interior and exterior improvements:

Interior:

- West side of building, renovations as described above - 2022
- Renovation of existing spaces within proposed tenant space – 2023 (project will be completed earlier if tenant leases space)
- Build out of Training area, to include classroom, installation training area, fitness, and recreation rooms, with access to ADA compliant bathroom – 2024

- Renovation of existing shop bathroom to provide ADA compliant units for shop, as well as an individual use ADA bathroom – 2025

Exterior:

- West side of building, renovations as described above – 2022
- East side of building, renovations as described above - 2022
- Pave tenant access drive and parking – 2023 (Earlier if space is leased)
- Install additional trees and other landscaping – 2024
- Replace roll-up doors at north exposure - 2024
- Replace office roof – 2025
- Replace/Install gutters and downspouts – 2025 (concurrent with roof replacement)

STAFF COMMENTS:

There is quite a bit of gravel and broken concrete by the loading dock driveways that face north towards Crocker and the loading dock and driveway on the east side of the building is all 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 and all access drives are paved (those areas that are to be used for parking and maneuvering of vehicles). In addition to the paving, there are areas that need to be landscaped and areas where the landscaping is overgrown and needs to be properly pruned/maintained. Staff is proposing a date June 1, 2023 for the paving and landscaping to be completed.

Any of the driveways to be closed or modified shall be done to standard City specifications (curb gutter, driveway approaches, etc.).

The applicant 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.

On the building roof and sides there appears to be a lot of mechanical equipment that is no longer used. The applicant shall remove all unused rooftop, building and ground mechanicals. Any new mechanicals to be added shall be properly screened.

The applicant has provided some concepts of what the signage might look like but 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 Plan Commission may want to have the applicant address:

- What are the applicant's intentions regarding garbage/dumpster? Staff does not see a dumpster proposed for this site.
- What is the applicant's intention for signage?

- What is the expected timeframe for the paving and landscaping to be installed?
- Will Sheboygan Glass be doing any work to the fence/gate along the south side of the parking lot that leads to their dock?
- Does the applicant know when they might create these additional tenant space(s) and what type of tenants might they be looking for?

The appearance of K/P Welding building/site is tired and weathered and Sheboygan Glass proposed improvements to the building and site will certainly improve the overall aesthetics of the property.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All mechanicals located on the building and property that are no longer used, shall be removed from the building/property.
6. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, hoods, venting, etc.).
7. 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.
8. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall pave and/or landscape the all gravel areas prior to issuance of an occupancy permit for any additional tenant(s) or by June 1, 2023 whichever comes first. Prior to paving these areas, the applicant shall obtain all required approvals including but not limited to site plan, storm water, landscaping, etc.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
11. 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.
12. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).

13. 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 8 feet. Sign shall be located outside of the 15 foot vision triangle.
14. Applicant shall remove all unused signage and all signage referring to previous businesses.
15. 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.
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. 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.
19. 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.
20. Any future/additional uses of the facility/property (such as multi-tenant facility), additions, site improvements, etc. may require conditional use permit, architectural review, occupancy permits, etc.
21. 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.
22. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 9.

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: Distinctive Design Studio on behalf of Sheboygan Glass

ADDRESS: 215 Pine St, Sheboygan Falls, WI 53085

E-MAIL: jake@distinctivedesignstudio.com

PHONE: (920) 393-2684 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Glass

ADDRESS OF PROPERTY AFFECTED: 3209 S 32nd St. Sheboygan, WI

LEGAL DESCRIPTION: SHEBOYGAN INDUSTRIAL PARK NO 1 THE N 378.54' OF LOT 4 BLK 1 & THAT PRT OF LOT 3 BLK 1 DESC AS: COM AT NW COR SD LOT 3, TH S-18-DEG-09'- 27"E 347.09' ALG W LINE OF LOT 3 TH N-86-DEG-43'-00"E 51.73', TH N-18-DEG-09'-27"W PARALLEL TO & 50' ELY OF W LINE OF LOT 3, 391.87' TO THE N LINE OF LOT 3, TH S-39 -DEG-38'-04"W 59.09' TO BEG

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Welding, machining, and manufacturing

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Glazing system assembly for field installation. Assembly of insulated glazing units, storage and preparation of aluminum storefront systems. No heat treating of glass or other heat or noise producing operations will be occurring at the building.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: As part of property renovation, master planned list of site and building improvements to be accomplished over three years to offset cost of re-

location to Sheboygan. Approximately 5500 square foot tenant space at east end of building. 2-hour fire separation will be accomplished by infill of door opening in existing 12" CMU. At this time, drive to tenant space will be paved to meet City standards. _____

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? The renovation will substantially update the overall look of this highly visible corner to more closely align with adjacent structures.

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 negative impacts to the area are anticipated.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The facility will continue to be used in a way consistent with the Suburban Industrial zoning.

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: Sheboygan Glass

ADDRESS: 466 Church St, Kohler, WI E-MAIL: mwnyhuis@sheboyganglass.com

ARCHITECT: Distinctive Design Studio, Jake Jacobsen RA

ADDRESS: 215 Pine St, Sheboygan Falls, WI

E-MAIL: jake@distinctivedesignstudio.com

CONTRACTOR: Jos. Schmitt _____

ADDRESS: 2104 Union St. Sheboygan, WI E-MAIL: sschmitt@jschmitt.cc

14 April, 2022

Conditional Use Application Narrative

Proposed New Owner:

Sheboygan Glass & Glazing
466 Church Street
Kohler, WI 53044

Designer:

Jake Jacobsen, AIA
Distinctive Design Studio
215 Pine St.
Sheboygan Falls, WI 53085

Contractor:

Jos. Schmitt Construction
2104 Union St.
Sheboygan, WI 53082

General Facility Information

Parcel 59281423740

Legal Description:

SHEBOYGAN INDUSTRIAL PARK NO 1 THE N 378.54' OF LOT 4 BLK 1 & THAT PRT OF LOT 3 BLK 1 DESC AS: COM AT NW COR SD LOT 3, TH S-18-DEG-09'- 27"E 347.09' ALG W LINE OF LOT 3 TH N-86-DEG-43'-00"E 51.73', TH N-18-DEG-09'-27"W PARALLEL TO & 50' ELY OF W LINE OF LOT 3, 391.87' TO THE N LINE OF LOT 3, TH S-39 - DEG-38'-04"W 59.09' TO BEG

Lot Area: 4.42 acres

Zoning: SI (Suburban Industrial)

Adjacent properties zoning: All neighboring properties are zoned SI

Setbacks: Existing structure appears to be conforming – no additions are anticipated.

Current Use

Light Industrial

Existing use and conditions:

Building is currently occupied by a welding and machining operation. The site and building are in relatively poor condition due to deferred maintenance. The south side of the building is overgrown with brush and dead trees that will need to be addressed. The building itself is a steel frame with metal panels and roof. The panels are in decent condition, but sorely in need of paint.

Approximately 20 parking spots existing – no ADA spots designated

New owner: **Sheboygan Glass & Glazing**

Executive summary:

Sheboygan Glass is proposing to purchase the existing facility, and will bring its current operation, including fifteen employees back into the City of Sheboygan. The facility will undergo substantial upgrades, both interior and exterior to provide a useful base of operations for the new owner. As part of a master plan, the owner proposes to complete some of the renovations utilizing a phased approach to amortize the costs in a more fiscally sustainable fashion. This approach will be a win-win for both the owner, the neighboring properties, and the City.

Proposed Use:

Office use – West portion of building 60' x 120'

Light industrial use – East portion of building 100' x 200'

Proposed Parking:

21 spots total – 3 ADA – one to be van accessible

Proposed alterations to building:

Exterior Improvements:

Façade Update at western portion of building to include;

Remove existing veneer brick and metal panels at west and south exposures. Install new storefront glazing with spandrel panels at lower third across entire west exposure. Create new ADA compliant storefront entry at southwest corner. Install new metal clad, horizontal “eyebrow” above storefront at north, west and south elevations. Add new metal clad, vertical red “blades” to accent a cadenced series of divisions along the north elevation of the office to break up some of the very long face. At the shop portion, the existing metal panels will be repaired as needed, and will be painted along with all trim and doors.

Site Repairs:

- Remove existing asphalt paving at all three dock areas and install grass at northwest and northeast areas
- At north-center dock, provide new concrete apron, concrete dock, and asphalt paving infill
- At customer parking area (southwest corner), re-stripe parking spots to include one van accessible space, one standard ADA space, and five non-ADA spots.
- At employee parking area (northwest corner), apply sealcoat to existing asphalt pavement, and re-stripe parking spots to include one standard ADA space, and twelve non-ADA spots.
- Landscaping will include removal of existing brush and dead trees along the south side on the shop building.
- New landscaping is planned to screen the ground installed HVAC equipment along the north side of the office building to meet City requirements.
- In addition, the Master Plan (below), details additional landscaping to meet City standards, and other site upgrades.
- Remove existing, damaged canopy at north exposure
- Remove existing exterior exhaust fan at north exposure

Interior Improvements:

Office building will be completely renovated with the following spaces programmed;

- 7 offices
- Reception vestibule and office
- Conference room
- Breakroom
- Plan room
- Men and Women, ADA restrooms
- Private bathroom with shower
- Employee bathroom with shower
- Storage
- Utility, Electrical and IT rooms
- Circulation Spaces

Additional spaces within the east portion of the office that will be completed in the future to include;

- Training Classroom
- Shop Training space
- Recreation Room
- Fitness Room
- Circulation Space

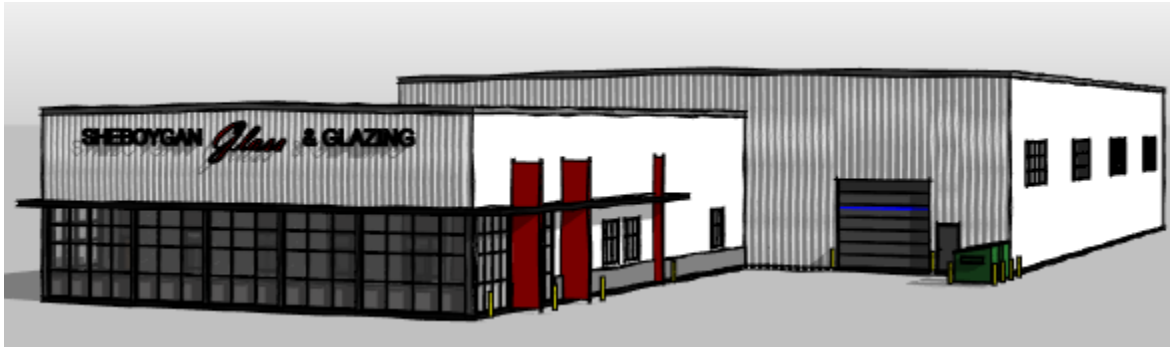
Master Plan for Phased Improvements:

Exterior;

- West side of building, renovations as described above – 2022
- East side of building, renovations as described above - 2022
- Pave tenant access drive and parking – 2023 (Earlier if space is leased)
- Install additional trees and other landscaping – 2024
- Replace roll-up doors at north exposure - 2024
- Replace office roof – 2025
- Replace/Install gutters and downspouts – 2025 (concurrent with roof replacement)

Interior;

- West side of building, renovations as described above - 2022
- Renovation of existing spaces within proposed tenant space – 2023 (project will be completed earlier if tenant leases space)
- Build out of Training area, to include classroom, installation training area, fitness, and recreation rooms, with access to ADA compliant bathroom – 2024
- Renovation of existing shop bathroom to provide ADA compliant units for shop, as well as an individual use ADA bathroom – 2025



Proposed New southwest Elevation



Existing west elevation at entry



Existing north elevation looking east



Existing northeast elevation



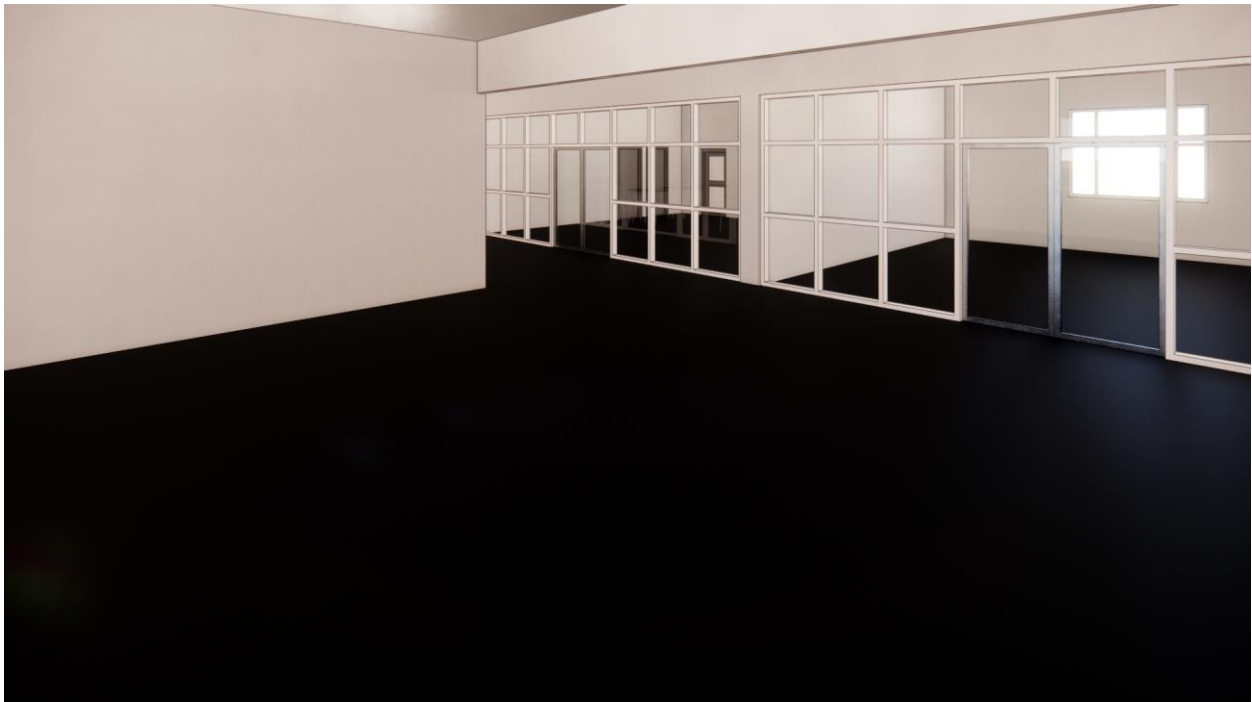
Existing office interior



Proposed vestibule



Proposed employee break room



Proposed training, fitness, and recreation spaces

OFFICE & SHOP RENOVATION

SHEBOYGAN GLASS

PROJECT INFORMATION

PROJECT ADDRESS

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT LOCATION



SHEET LIST

SHEET #	SHEET NAME	REVISION	
		#	DATE
GENERAL			
G000	COVER		
CIVIL			
C100	SITE PLAN	1	3/1/2022
ARCHITECTURAL			
A101	FIRST FLOOR PLAN - WEST	1	3/1/2022
A102	FIRST FLOOR PLAN - EAST	1	3/1/2022
A103	SECOND FLOOR PLAN	1	3/1/2022
A200	EXTERIOR ELEVATIONS	1	3/1/2022

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#	DATE	DESCRIPTION
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OFFICE & SHOP RENOVATION

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

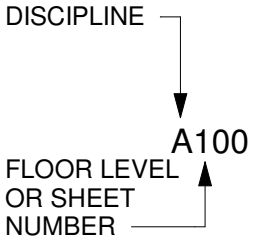
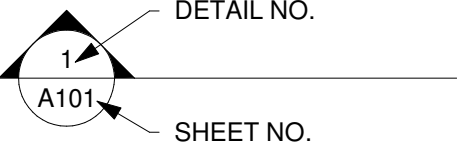
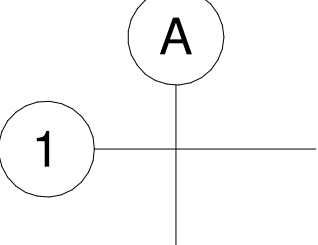
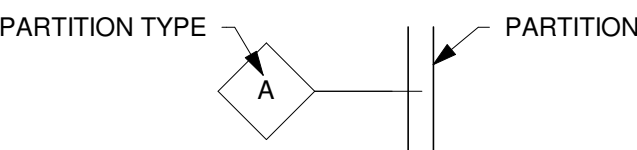
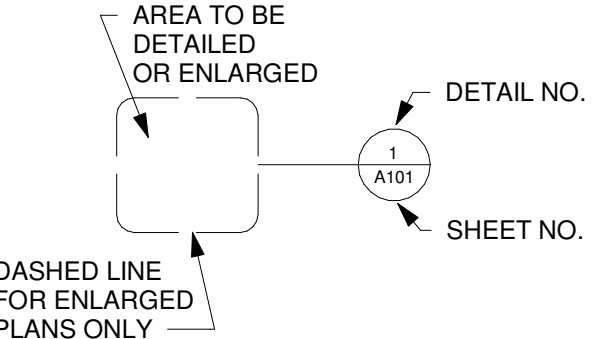
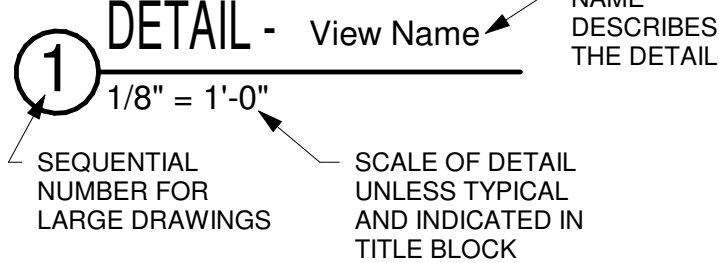
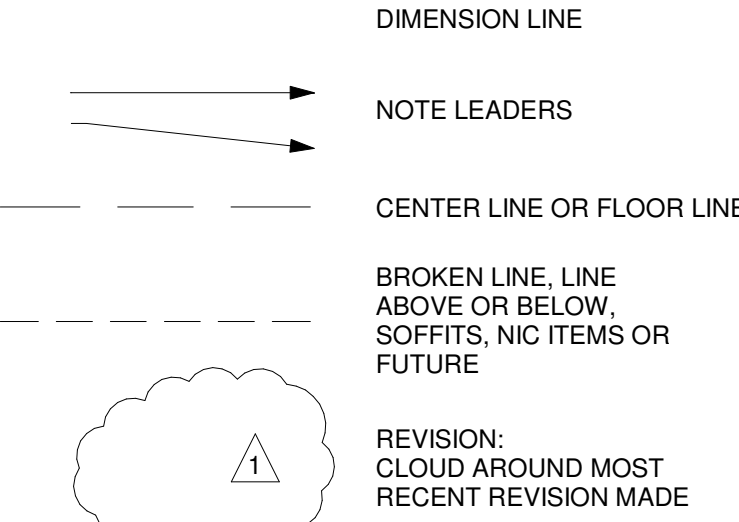
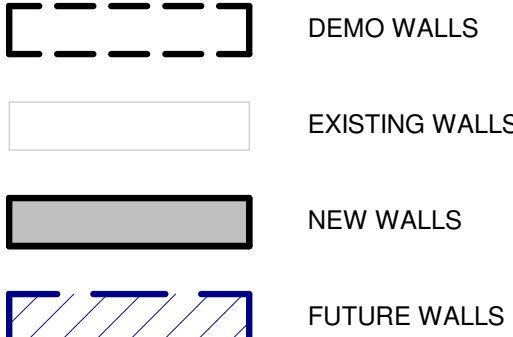
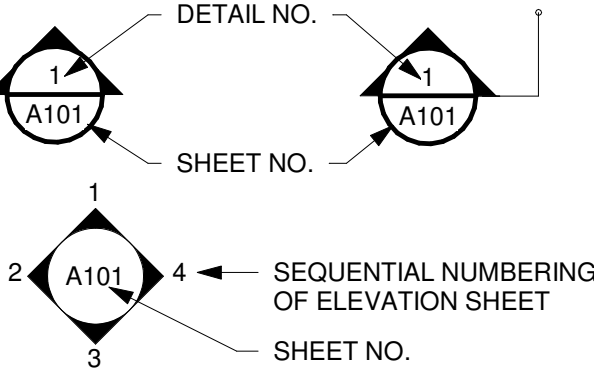
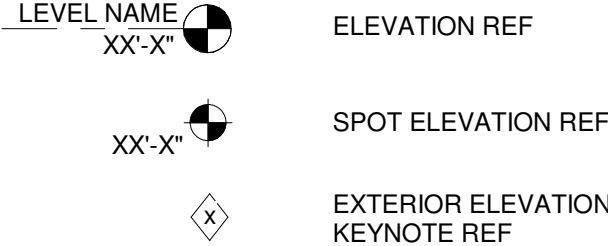
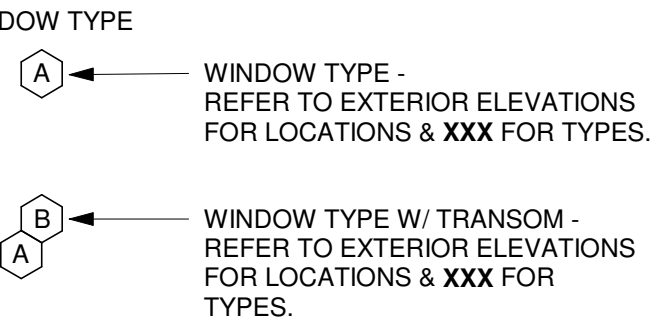
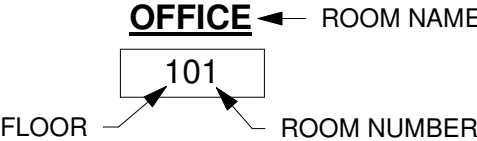
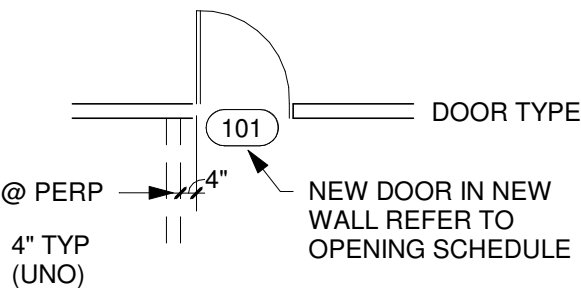
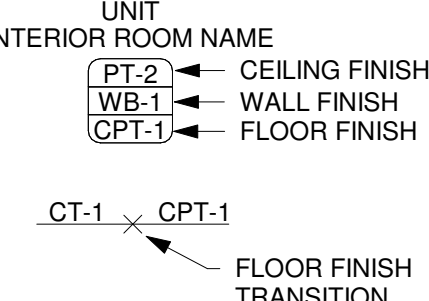
PRELIMINARY PLANS

COVER

G000



SYMBOLS LEGEND

SHEET NUMBERING	SECTION REFERENCE	COLUMN GRID DESIGNATORS	PARTITION TYPE SYMBOL
			
DETAIL REFERENCE	DETAIL NUMBERING	LINE TYPE IDENTIFICATION	WALL IDENTIFICATION
			
ELEVATION REFERENCE	ELEVATION SYMBOLS	OPENING IDENTIFICATIONS	ROOM IDENTIFICATION
			
			



NEW SHOP
ENTRY ROOF
ABOVE

NEW 2 HOUR
RATED WALL

MATCH LINE

NEW RATED
DOOR & FRAME

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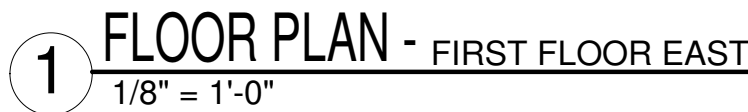
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1	3/1/2022	SD DOCS

3209 SOUTH 32ND STREET
SHEBOYGAN, WI 53081

PROJECT #: 22-010

**FIRST FLOOR
PLAN - WEST**

A101



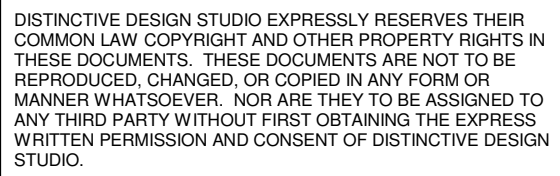
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OFFICE & SHOP RENOVATION

PROJECT #: 22-010

**FIRST FLOOR
PLAN - EAST**

78



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#	DATE	DESCRIPTION
1	3/1/2022	SD DOCS

OFFICE & SHOP RENOVATION

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SHEBOYGAN, WI 53081

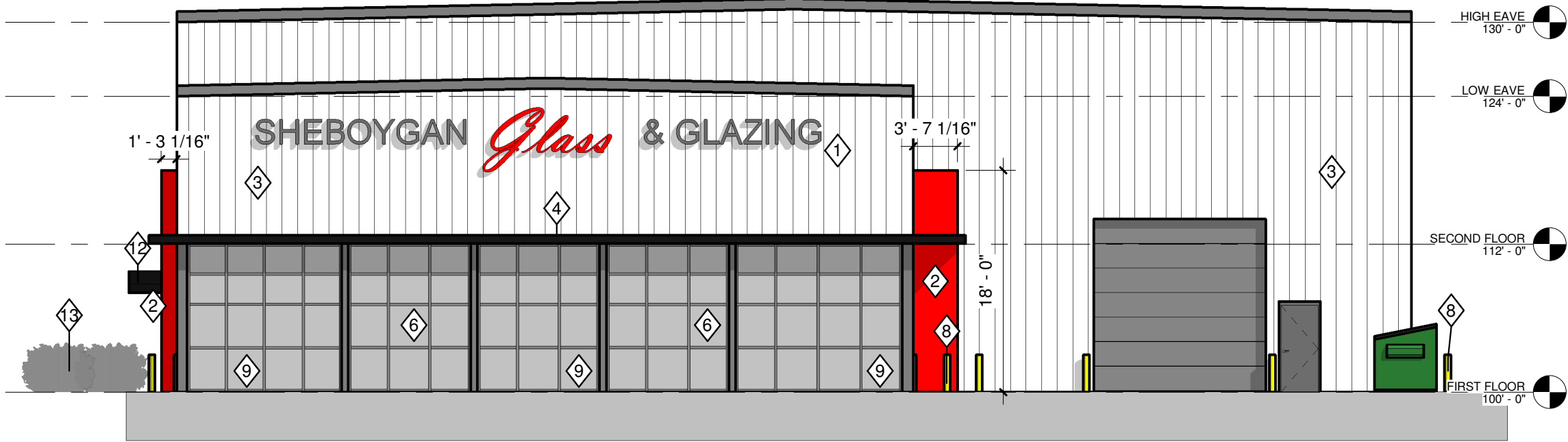
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PRELIMINARY PLANS

SECOND FLOOR PLAN

79

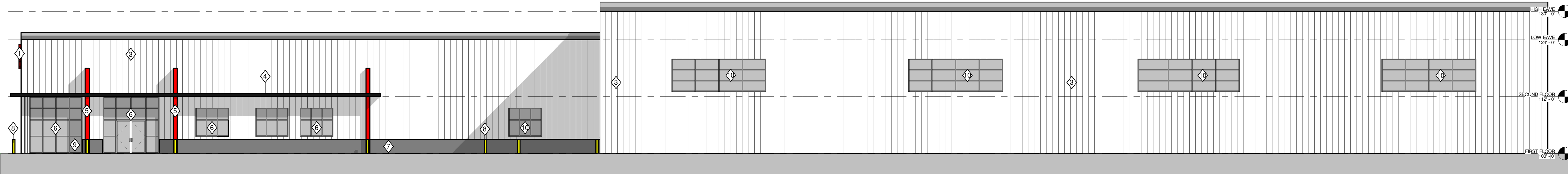
MATERIAL KEYNOTE	
#	MATERIAL
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2	METAL SIDING - VERTICAL, RED
3	METAL SIDING - VERTICAL, WHITE
4	METAL EYEBROW BAND - BLACK
5	VERTICAL RED METAL SIDING BLADE, TYP.
6	ALUMINUM STOREFRONT GLAZING
7	FORMED METAL WAINSCOT, CHARCOAL
8	6" DIAMETER STEEL BOLLARD, TYP.
9	SPANDREL GLAZING
10	FUTURE ALUMINUM STOREFRONT GLAZING
11	DOCK LEVELER
12	PRE-MANUFACTURED METAL ENTRY ROOF - BLACK
13	SCREENING SHRUBS AT HVAC UNITS



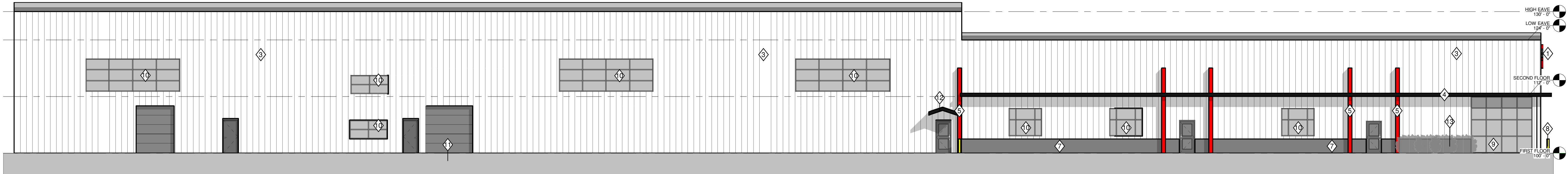
4 EXTERIOR ELEV. - WEST ELEVATION
3/32" = 1'-0"



3 EXTERIOR ELEV. - EAST ELEVATION
3/32" = 1'-0"



2 EXTERIOR ELEV. - SOUTH ELEVATION
3/32" = 1'-0"



1 EXTERIOR ELEV. - NORTH ELEVATION
3/32" = 1'-0"

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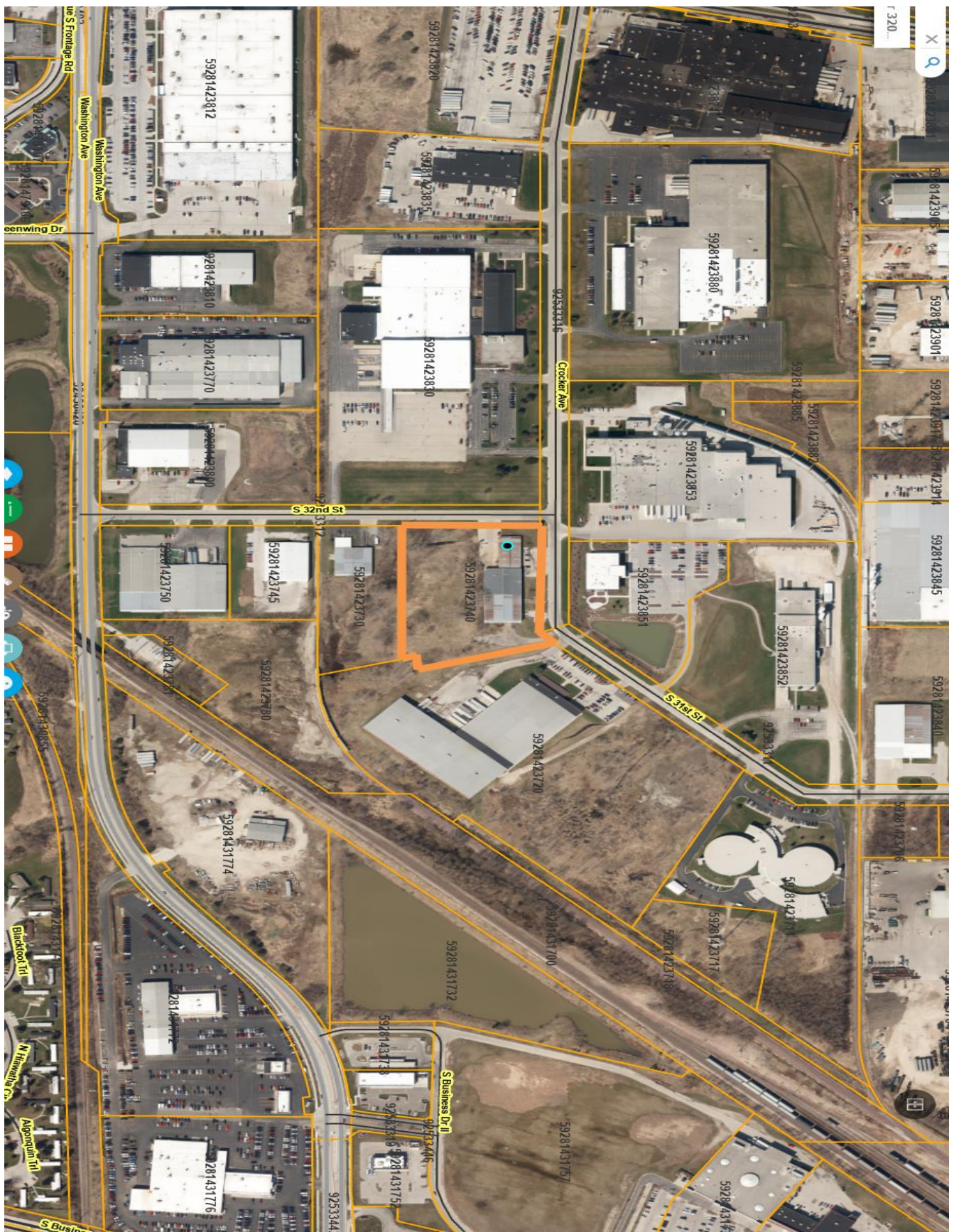
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SHEBOYGAN, WI 53081

PROJECT #: 22-010

PRELIMINARY PLANS

EXTERIOR ELEVATIONS

A200















CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Site Plan application by Torginol, Inc. to construct a larger parking lot for the new warehouse facility located at 3217 Behrens Parkway (parcel #59281479085). SI Zone Sheboygan Business Park

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

REPORT DATE: May 6, 2022

MEETING DATE: May 10, 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:

In June of 2021, the Plan Commission approved a conditional use permit by Torginol, Inc. to construct a new 67,500sf warehouse facility on their eight (8) acre parcel located 3217 Behrens Parkway in the Sheboygan Business Park. Demand of Torginol products is steadily increasing and the new warehouse is required to accommodate the inventory necessary to meet this demand (increase material storage capacity).

Torginol is preparing to occupy this new facility and have decided that they would like to add additional parking on the west side of the building. Nine (9) parking spaces were originally proposed. Torginol is now proposing a total of 24 parking spaces.

The additional parking spaces are to accommodate a future increase in employees at the site. Torginol elected to include the additional parking stalls now, while equipment and contractor's area at the site as opposed to a separate project at a later date.

STAFF COMMENTS:

The Plan Commission may want to have the applicant address:

- There is a large electrical transformer in this parking lot area. How is the applicant protecting the transformer from the vehicles in the parking lot?
- Appears there is an existing drainage swale on the west side of the existing parking lot. Is the applicant relocating this drainage swale?

- Has the applicant properly installed the stormwater easement driveway crossing?
- Timing of occupancy of the facility?
- Timing of future construction?

ACTION REQUESTED:

Staff recommends approval subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin DNR, Army Corp of Engineers, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. 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 (except for approved landscape locational variance). Landscaping shall be installed prior to issuance of an occupancy permit.
4. Applicant shall provide and maintain landscaping, berming and screening that adequately screens the proposed trailers and dock doors from Behrens Parkway and the property lines. This landscaping/berming/screening shall be incorporated into the landscape plan and/or stormwater grading plan and shall be installed per approved plans.
5. Fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance.
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.
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 obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
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 and shall meet the minimum 25 foot paving setback to the property line.
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 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.

15. 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.
16. 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.).
17. 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.).
18. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
19. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
20. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
21. 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.
22. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
23. Applicant shall adequately address all Fire Department concerns related to this development.
24. The applicant may construct a driveway connecting parcel #59281479085 with their property/facility at 4530 Tower Drive if and only if the applicant obtains the required easement from the City permitting this to occur. This easement shall be completed prior to building permit issuance.
25. This driveway crossing the storm water easement shall be constructed to specifications required by the City Engineering Department. The driveway construction/specifications drawings shall be approved prior to building permit issuance.
26. 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.
27. Applicant shall meet the Sheboygan Business Park Protective Covenants.
28. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
29. 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.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

Item 10.

DATE SUBMITTED: _____

REVIEW DATE: _____

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: A.C.E. Building Service – Contact: Chris Herzog

ADDRESS: 3510 S. 26th St. Manitowoc, WI 54220

E-MAIL: cherzog@acebuildingservice.com

PHONE: (920) 682-6105 FAX NO.: (n/a)

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED: Behrens Pkwy.

LEGAL DESCRIPTION: Part of Lot 9, Sheboygan Business Center (a subdivision) located in the SW 1/4 SE 1/4, NW 1/4 SE 1/4, SE 1/4 SW 1/4, and NE 1/4 SW 1/4, Section 4, T14N, R23E, City of Sheboygan, Sheboygan County, Wisconsin:

Commencing at the S 1/4 corner Section 4, T14N, R23E; thence N01°00'55"W, along the west line SE 1/4 Section 4, 1009.38 feet to the point of beginning on the north line of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps.

Thence, S79°06'56"W, along the north line of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps, 78.79 feet; thence N00°01'39"W 348.34 feet (recorded as North 348.47 feet) to the south line of Behrens Parkway; thence 197.10 feet northeasterly, along said south line, on the arc of a curve to the left, said curve having a radius of 684.00 feet and a main chord which bears N52°47'43"E 196.42 feet; thence, continuing on the south line of Behrens Parkway, N44°32'13"E 429.95 feet (recorded as N44°31'56"E 430.00 feet); thence S58°52'23"E 274.69 feet (recorded as S58°50'52"W 274.23 feet); thence S00°27'24"E (recorded as S00°28'10"E)

497.71 feet, to the northeast corner of the Certified Survey Map recorded in Volume 26, Pages 87 and 88 of Sheboygan County Certified Survey Maps; thence S79°08'19"W, along the north line of said Certified Survey Map, 316.94 feet (recorded as 317.24 feet) to the northwest corner of said Certified Survey Map, and the northeast corner of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps; Thence S79°06'56"W, along said north line, 313.96 feet to the point of beginning, and containing 369938 square feet (8.4926 acres) of land.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: N/A

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

Torginol is a manufacturer of end use materials for the resinous flooring industry.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE:

Building will include approximately 67,190 square feet of warehouse storage and approximately 310 square feet of office space.

3. NAME AND ADDRESSES

OWNER OF SITE: Torginol, Inc. – Contact: Tom Testwuide, Jr.

ADDRESS: Behrens Pkwy.

E-MAIL: tom@torginol.com **FAX NO.:** (n/a)

ARCHITECT: A.C.E. Building Service, Inc. – Contact: Chris Herzog

ADDRESS: 3510 S. 26th St., Manitowoc, WI 54220

E-MAIL: cherzog@acebuildingservice.com **FAX NO.:** (n/a)

CONTRACTOR: A.C.E. Building Service, Inc.- Contact: Chris Herzog

ADDRESS: _____

E-MAIL _____ **FAX NO.:** ()

City of Sheboygan
Site Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed new building construction for Torginol, Inc. located at Behrens Parkway in the City of Sheboygan, Wisconsin.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 67,500 square foot new building. Torginol has experienced several stages of growth over the past several years at their current location in the City of Sheboygan in addition to acquiring additional property on Tower Drive. This expansion is necessary to increase material storage capacity, which in turn will bolster their overall business operation and better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably the early portion of August, 2021.

The development will include the installation of new stormwater piping and fixtures that will tie into the existing storm water pond to the northeast of the proposed building location. The building will be classified as S-2, Low Hazard Storage by the International Building Code. 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 67,500 square feet of roof surface runoff that will be diverted to the storm water management area.

The site design includes connecting the existing driveway at Torginol's Tower Drive facility to the new driveway. The purpose of this is to create a route for truck and plant traffic in lieu of having to use Behrens Parkway. It will also provide access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings easily and efficiently without having to enter public ways.

The additional parking spaces at the Behrens Parkway facility are to accommodate a future increase in employees at the site. A larger parking area was included in early schematic designs but ultimately scaled back as part of the original site plan submittal. After further

consideration, Torginol elected to include the additional parking stalls now, while equipment and contractor's area at the site as opposed to a separate project at a later date.

The construction type will be consistent with the existing structure that was recently constructed at the Torginol facility located on Taylor Drive. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel

profiles will match the existing building panel profiles. There will be (1) at-grade overhead door and (3) loading docks being added as part of this project.

There will be no fencing, screening, or dumpster enclosures included as part of this project. As the end use of the expansion is a warehouse, there will be no nuisances created that will impact surrounding businesses. The new building is set back well away from the adjacent streets and will not create a vision barrier to public traffic nor off-street parking traffic.

Future expansion on this site will be of similar size to this project and no larger than this proposed building.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

Christopher Herzog
A.C.E. Building Service, Inc.

SITE AREA = 370,261 SF/8.50 AC
SITE DISTURBED AREA = 234,506 SF (5.38 AC)
PROPOSED ASPHALT (REG DUTY) = 8,291 S.F./0.19 AC
PROPOSED ASPHALT (HEAVY DUTY) = 23,731 S.F./0.54 AC
PROPOSED CONCRETE WALK = 500 S.F./0.01 AC
PROPOSED CONCRETE PAD = 4,140 S.F./0.10
PROPOSED BUILDING AREA = 67,500 S.F./1.55 AC
TOTAL PARKING SPACES = 9 SPACES
ADA PARKING SPACES = 1 SPACES
REQUIRED PARKING PER ZONING CODE = 5 SPACES

FOR TRENCH AND ROAD RESTORATION,
THE CITY WILL REQUIRE THE TRENCH TO
BE BACKFILLED WITH SLURRY AND FULL
CONCRETE PANELS REPLACES INCLUDING
DOWELS AND PAVEMENT TIES.

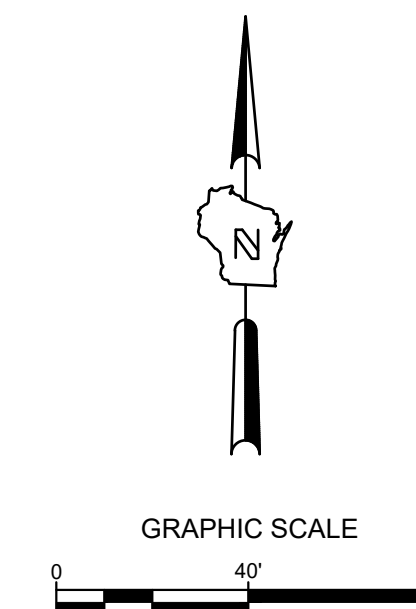
60' SETBACK
(UNLIMITED AREA
BUILDING CLASSIFICATION)

5' WIDE
CONCRETE WALK
10'x20' ADA ACCESSIBLE
PARKING STALL

CONCRETE PARKING
BUMPER (TYP.)

PROPOSED BUILDING
67,500 S.F.
FFE = 677.5'

DRAFT



	5" THICK CONCRETE WALK ON 4" OF GRAVEL	
	8" CONCRETE PAVEMENT ON 8" OF GRAVEL	
	3 1/2" ASPHALT SURFACE (REGULAR DUTY) ON 12" OF GRAVEL	
	5" ASPHALT SURFACE (HEAVY DUTY) ON 12" OF GRAVEL	

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.
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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.
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CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 162.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-118

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SITE PLAN

[illegible]

ACE BUILDING SERVICE

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:

BEHRENS PARKWAY

SHEBOYGAN, WI 53081

THIS PLAN AND IDEAS
EXPRESSED HERE-IN ARE
THE PROPERTY OF A.C.E.
BUILDING SERVICE, INC.
THESE PLANS SHALL NOT BE
SHARED BY VISUAL MEANS
OR REPRODUCED WITHOUT
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SHEET INFORMATION

A.C.F. JOB NO

DATE: 04/22/2021

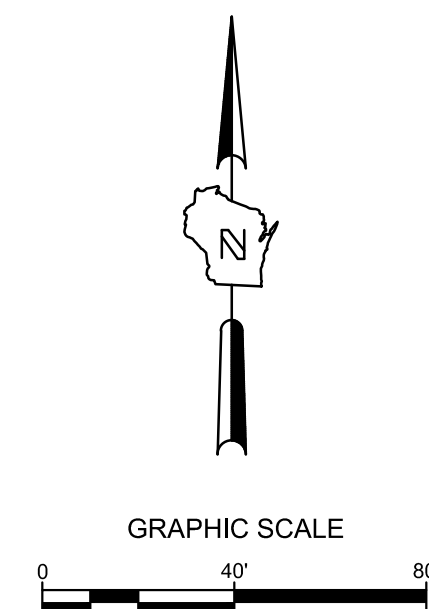
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SCALE: AS NOTED

SHEET

C100

SITE AREA = 370,261 SF/8.50 AC
SITE DISTURBED AREA = 234,506 SF (5.38 AC)
PROPOSED ASPHALT (REG DUTY) = 7,875 S.F./0.18 AC
PROPOSED ASPHALT (HEAVY DUTY) = 21,928 S.F./0.50 AC
PROPOSED CONCRETE WALK = 568 S.F./0.01 AC
PROPOSED CONCRETE PAVEMENT = 5,320 S.F./0.12 AC
PROPOSED BUILDING AREA = 67,500 S.F./1.55 AC
TOTAL PARKING SPACES = 24 SPACES
ADA PARKING SPACES = 1 SPACES
REQUIRED PARKING PER ZONING CODE = 5 SPACES



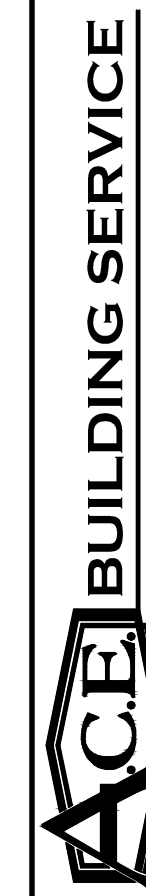
- | <u>LEGEND:</u> | |
|---|---|
|  | 5" THICK CONCRETE WALK
ON 4" OF GRAVEL  |
|  | 8" CONCRETE PAVEMENT
ON 8" OF GRAVEL  |
|  | 3 1/2" ASPHALT SURFACE (REGULAR DUTY)
ON 12" OF GRAVEL  |
|  | 5" ASPHALT SURFACE (HEAVY DUTY)
ON 12" OF GRAVEL  |

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SITE PLAN

[illegible]

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SHEET INFORMATION

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DATE: 04/22/2021

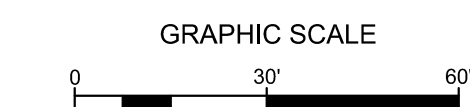
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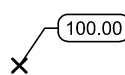
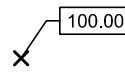
SCALE: AS NOTED

SHEET

C100

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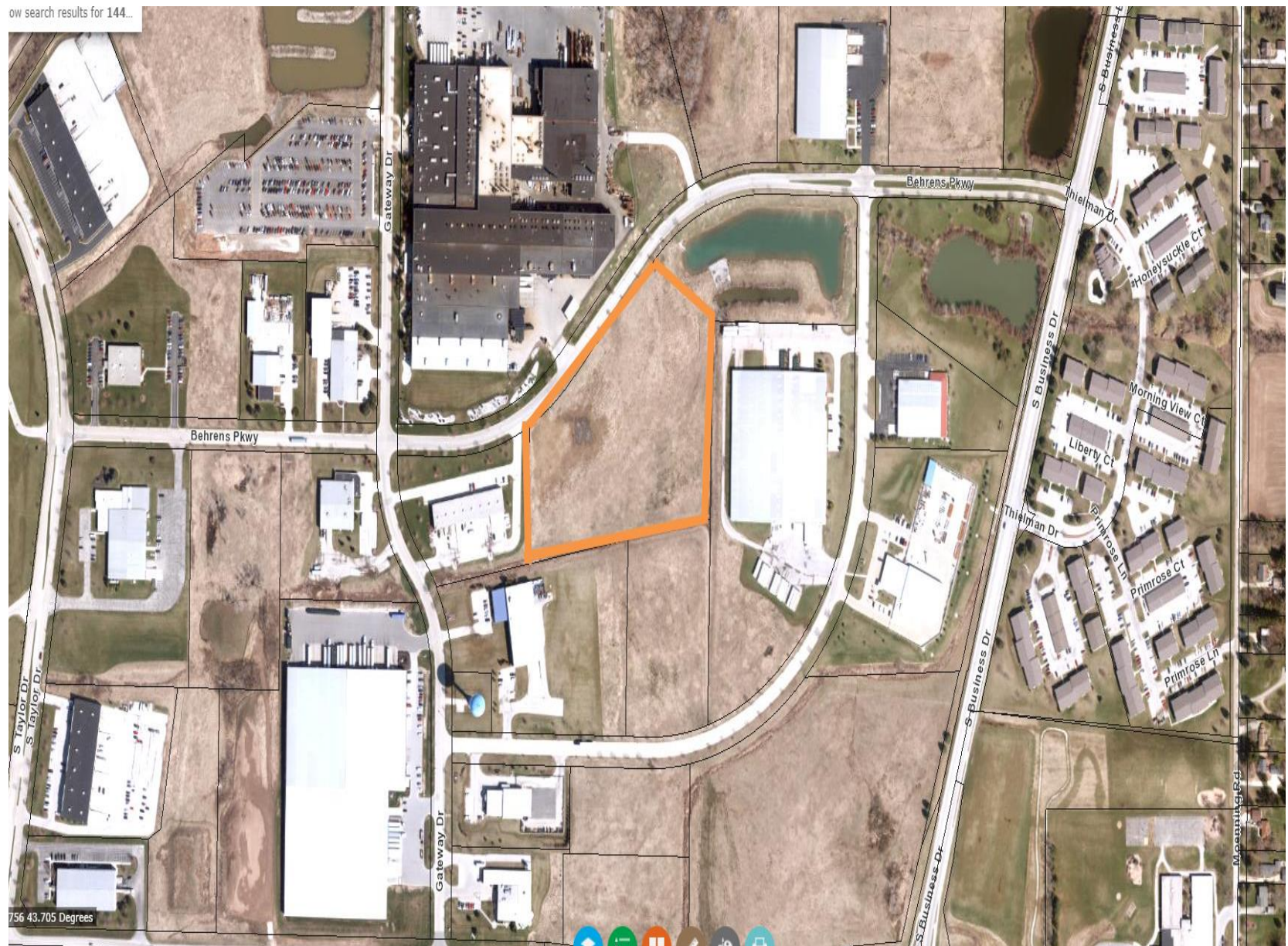


	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK
	PROPOSED ASPHALT SPOT GRADE
	EXISTING SURFACE SPOT GRADE (MATCH)
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM SEWER
	PROPOSED STORM INLET 
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY MANHOLE 
	PROPOSED STORM MANHOLE

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7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
8. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
9. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
10. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
11. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
12. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
13. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
14. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

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ow search results for 144...





**BEHRENS PARKWAY
WAREHOUSE & DISTRIBUTION FACILITY**

