

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Chappa Construction to install a fourth access point at Old Wisconsin Sausage located at 3402 Crocker Avenue. SI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 29, 2025

MEETING DATE: August 12, 2025

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:

Chappa Construction is proposing to install a fourth access point at Old Wisconsin Sausage located at 3402 Crocker Avenue. The applicant states the following:

- 3402 Crocker Ave. in Sheboygan WI. is an existing facility with "F1" factory occupancy and subsequent occupancies within of type "B" business and "S1" storage.
- Old Wisconsin Sausage has purchased the property and is modifying the interior space to suit their production requirements. The project includes the following departments: formulation, stuffing, oven, coolers, blast freezers, employee lockers/restrooms, lunchroom, existing modified dock area at the west end of the building and new docks on the east end. Three new electrical mezzanines will be added above new department offices within the factory space. Existing office space to have minor changes. This work is part of phase 1 and there will be subsequent phases to follow that are submitted separately.
- New interior factory walls and ceilings to be non-combustible IMP panels. Concrete factory floors to be removed and replaced with new plumbing and electrical below floor and 6 inch concrete slab with a thickened slab at specialty equipment.
- Architectural and structural exterior work on the building is limited to revised dock area to add (3) new docks/compactor areas at the existing dock at the southwest end of the facility, and (6) new docks/compactors at the southeast end of the facility.
- Civil work to include new access points from Crocker Ave, parking, dock areas and accessible path of travel upgrades as required to accessible parking.
- A 4th access point from Crocker Ave. has been added because of the need to keep the (raw) formulation / stuffing/oven employees and their welfare areas i.e., (Restrooms, lockers & frocking) on the west side separate per USDA and food manufacturing

requirements from the (RTE) or “ready to eat” employees and their new dock on the east side.

STAFF COMMENTS:

- The applicant is requesting a 4th access point which is permitted with the issuance of a conditional use permit.

ACTION REQUESTED:

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

1. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, drop off lane, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
2. All areas used for parking/maneuvering of vehicles shall be paved.
3. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant 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.).
8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets
9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. 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 Attachments