

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Quasius Construction Co. to renovate and operate Feye’s Pizza located at 1803 Calumet Dr. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026

MEETING DATE: February 24, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Quasius Construction Co. is proposing renovations and operation of Feye’s Pizza located at 1803 Calumet Drive. The applicant states the following:

- Site on parcel 59281620080, 1821 Calumet Dr is an existing Faye’s Pizza restaurant with indoor and outdoor seating, and parking.
- Site on parcel 59281620090, 1803 Calumet Dr is a vacant building in the southwest quadrant of the property, a warehouse in the northeast quadrant property, and parking in the northwest quadrant of the property.
- No change in use is proposed at 1821 Calumet Dr, Sheboygan, WI 53081. Indoor Commercial Entertainment: Restaurant and parking lot.
- 1803 Calumet Dr, Sheboygan, WI 53081 proposed use includes Indoor Commercial Entertainment: Multi-purpose room with 2 unisex restrooms and utility room.
- Faye’s Pizza is currently in operation at 1821 Calumet Dr and would like to expand their restaurant to a new facility at 1803 Calumet Dr, Sheboygan, WI 53081, which will provide additional space for a multi-purpose room for larger gatherings.
- On Parcel 29281620080, 1821 Calumet Dr: Removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping. Sawcut (As Necessary) and remove asphalt and protect base.
- On Parcel 29281620090, 1803 Calumet Dr: Removal of pavement and 2,430 SF of building on the southwest portion of the lot and replacement with 17 parking spaces, concrete patio with tables, and landscaping.
- Total area of disturbance for the south parcel is 10,167 SF (0.23 acres). North parcel was determined pavement maintenance.
- Areas where existing pavement and buildings are removed will be replaced with a new asphalt parking lot, including curbing and landscaping.

- Driveway access for 1803 Calumet Dr onto the alleyway to the north of the property to allow access for employees and customers to both lots.
- Intersection of Calumet Dr. and Saemann Ave. is a 4-way controlled intersection. Controlled traffic signals allow for easier access to the alley and to both property's parking lots.
- The reduction in building size will allow additional parking for customers, and landscaping to assist with stormwater runoff treatment and infiltration.
- Stormwater runoff will be directed to the north and south of the parking lot.
- Landscaping will be provided in accordance with the City ordinance (Min. Landscape Surface Ratio: 20%), in an approach which ensures species resilience and complimentary aesthetics.
- Site lighting will comply with the city ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- Faye's Pizza restaurant at 1821 Calumet Dr hours are normally 11AM – 8PM Monday-Thursday, 11AM to 9PM on Friday and Saturday, and 11AM – 7PM on Sunday.
- The proposed new building at 1803 Calumet Drive will operate during the hours of 8:00 a.m. to 4:30 p.m.
- No on-site outdoor storage will occur.
- Number of Employees for multi-purpose room at proposed building will be under 5.
- Number of Customers for multi-purpose room at proposed building will be a maximum of 49.
- There are no deliveries proposed for the new building purposes of a multi-purpose room.
- On Parcel 29281620080, 1821 Calumet Dr: Parking on the east and south side of the primary building will be used for employee and guest parking. Currently 16 parking spaces are provided and will remain; these will be paved and restriped to match existing.
- On Parcel 29281620090, 1803 Calumet Dr: Primary parking will be on the west and north side of the building for employees and guest parking. 17 spaces will be provided, 2 of which will be Accessible spaces.
- Parking requirements of 1 space per every 3 patrons; or 1 space per 3 persons at the maximum capacity of the establishment.
- On Parcel 29281620080, 1821 Calumet Dr: No change in utilities is proposed. Removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping.
 - Access to Calumet Drive will be provided to the south of the building.
 - Additional Access for customers and employees will be provided to the north onto Lincoln Ave and to the South on the alley which is a signal-controlled intersection onto Calumet Dr
- On Parcel 29281620090, 1803 Calumet Dr: Remove a portion of existing building and cap and abandon and reconnect utilities as necessary to serve remaining building.
 - Removal of the 4" cast iron pipe on the northwest portion of the property along the alleyway. Contractors will verify if the pipes are no longer necessary with proposed building renovations.
 - Removal of electric box. Contractor will field verify electric box is no longer necessary with proposed building renovations.
 - Access for customers and employees will be directed onto the alley which is a signal-controlled intersection onto Calumet Dr.
- No negative traffic impacts to the neighborhood are anticipated.
- No change to access drives from 1821 Calumet Drive.

- Increased customers anticipated with 1803 Calumet Drive due to multi-purpose room with increased space. Access driveway proposed onto the alley way which is a signal-controlled intersection with Calumet Dr.
- No new ground signage is proposed with this project. Signage will be on the building at this time, determined and submitted for approval in the future.
- On Parcel 29281620080, 1821 Calumet Dr: No change in principal building. Parking will include removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping.
- On Parcel: 29281620090, 1803 Calumet Dr: Removal of portion of existing building on the west side. Proposed Development will have an altered building footprint of 12,013 square feet with an altered area of 2,120 square feet comprised of a multi-purpose room, two unisex restrooms, and utility mop room. Pedestrian access will be provided on the north portion of the proposed development building with pedestrian access between the multi-purpose room and existing facility to the east.
 - The proposed building addition will consist of a new exterior brick façade on the with color to be consistent with surrounding businesses and neighborhood and verified by owner. Three new Aluminum Insulated windows with LP Smartside wall panel siding underneath to be installed on the west front facing portion of building. Existing masonry walls with glass block windows on the north and south portion of building to remain. North side wall to install a Dark Bronze Frame and Door and to remove existing glass block window and filled-in with new steel stud, fiberglass insulation, rigid insulation and parging to match surrounding area and match existing wall profile. New canopy proposed over three windows on west side of building and 1 canopy on north side entrance.
- The proposed development will have no negative impact to the neighborhood.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- Approximately \$440,000 construction value.
- The proposed development timeline is March 9, 2026 start with an anticipated completion date of June 30, 2026.
- Exception to the pavement setback requirements for parcel 29281620080, 1821 Calumet Dr. The proposed project will remove the existing asphalt and replace it with standard asphalt and restripe to match the current striping.
 - The existing site includes a 0' setback along the perimeter of the parking lot. Compliance with the 5' setback requirement identified in the ordinance is not feasible without substantial site reconfiguration; therefore, a variance from the city is requested.
 - Maintaining a 0' setback along the parking lot perimeter provides adequate space for vehicle maneuverability and safe circulation throughout the site.
 - No designated parking is allowed along the east lot line.
 - Currently there is an opaque wooden fence along the east lot line.
- The City of Sheboygan Comprehensive Plan Future Land Use Map designates the area of the City that includes this property as "Neighborhood Preservation". The properties to the south and along Calumet drive are designated as "Community Mixed Use". As a locally owned and operated business, the proposed improvements facilitate the expansion of operations within the community to include additional meeting and gathering space for the restaurant. This will help promote development and redevelopment within existing business and neighborhood districts.

- No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will be replacing and updating asphalt on an existing parking lot as well as providing addition space for the restaurant with the multi-purpose room. The project will expand to an existing use that will result in additional employment opportunities within the community.
- The proposed project at 1803 Calumet Dr. is requesting a change in use. The requested change in use is for Indoor Commercial Entertainment which is consistent with the existing Faye's Pizza use at 1821 Calumet Dr.
- Existing utility services are in place and will be utilized for building alteration.

STAFF COMMENTS:

The applicant mentions wall signage 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.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All other outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).

10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments