

February 3, 2026

## **CUP & Architectural Review Project Description**

### **PROJECT NAME AND EXISTING SITE ADDRESS:**

Faye's Pizza  
1821 Calumet Dr  
Sheboygan, WI 53081

1803 Calumet Dr  
Sheboygan, WI 53081

### **PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA**

Parcel: 59281620090  
Parcel: 59281620080  
Urban Commercial District  
Total area of both parcels: 0.90 acres.

### **EXISTING SITE CONDITIONS/LAND USE:**

- 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.

### **PROPOSED USE:**

- 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.

### **SITE SELECTION**

- 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.

### **DESCRIPTION OF SITE IMPROVEMENTS:**

- 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.

#### EXPLANATION BUSINESS ACTIVITIES:

- 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.

#### PARKING REQUIREMENTS:

- 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.

#### HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- 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.

**PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:**

- 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.

**PROPOSED SIGNAGE:**

- 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.

**DESCRIPTION OF THE GENERAL ORIENTATATION, DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF THE BUILDING OR STRUCTURE AND HOW IIT IS COMPATIBLE WITH THE DEVELOPMENT IN AND AROUND THE AREA:**

- 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.

**POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:**

- 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.

**ESTIMATED VALUE OF PROJECT:**

- Approximately \$440,000 construction value.

#### CONSTRUCTION TIMELINE:

- The proposed development timeline is March 9, 2026 start with an anticipated completion date of June 30, 2026.

#### VARIANCE REQUESTS

- 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.

#### 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 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.

#### 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 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.

#### 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 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.

#### 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, existing utility services are in place and will be utilized for building alteration.