

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: MVP Storage LLC

ADDRESS: 3434 Mill Rd #17 Sheb, WI 53083 E-MAIL: Diane@MVPStorage.com

PHONE: (920) 946-4630 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Salvation Army

ADDRESS OF PROPERTY AFFECTED: 1029 Michigan Ave

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

VACANT – was Salvation Army Thrift Shop

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Front to be used as retail/ office/ commercial space leased out. Warehouse to be used for inventory and Owner personal storage

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: N/A

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? Leasing the front store space for retail or office complies with the Central Commercial Zone for downtown. The warehouse space will be divided, part to support the retail space, part for owner storage.

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? NONE

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 use will remain the same as it was. Front retail, back warehouse for inventory support and warehouse storage.

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: Salvation Army

ADDRESS: unknown E-MAIL: unknown

ARCHITECT: N/A

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: N/A

ADDRESS: _____ E-MAIL: _____

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.

Diane Fletcher
APPLICANT'S SIGNATURE

5-15-22
DATE

Diane Fletcher
PRINT ABOVE NAME



CONDITIONAL USE PERMIT

2.

1 - Currently the building is owned by the Salvation Army and they had their Thrift Shop there starting about 11 years ago. The store front shut down about 2 years ago and has been vacant and they seem to still be using the back warehouse for staging or sorting merchandise.

2 - The building as it is laid out now seems to be too large of a space for one business. If the store front is used for retail, more than likely they do not need that large of a warehouse, if a business needs the warehouse, there is a good chance it does not need retail space, or at least not that much space. We have a current tenant renting at a different location, Good as Gold Appliances (GG), renting a small warehouse space that is looking to expand and wants to have a retail shop. This location and building setup are perfect for him if we can share the warehouse. He would have a great space for his retail store with great windows and visibility and occupy some of the warehouse and we would occupy a portion of the warehouse space. With Michigan Ave having the road improvements complete and many of the businesses are updating and doing improvements it is a perfect place to feature a nice retail store. Good as Gold is looking forward to this opportunity.

3 – The front 3600 sf retail space and 3600 sf warehouse space will be leased to GG. The back warehouse will be shared with GG for appliance inventory and MVP for storage of personal items. We plan to divide the space by a simple rope and/or tape on the floor to designate each others space. We will have only 1 tenant along with the owner's space in the warehouse. Only GG will need signage and will have to apply as needed. The GG warehouse space will have 2 service doors and 2 overhead doors. The back MVP space will have 2 over service doors and 2 overhead doors.

4 – GG sells all types of appliances. Example: refrigerators, washers, dryers etc.

5 – We plan to have only 1 commercial tenant

6 – Floor plan is attached

7 – Only 1 phase – moving in

8 – Received from Realtor

9 – Tenant (GG) will be responsible for snow removal. Minor maintenance & repair by tenant. Major maintenance and repair by owner.

10 – There will be no changes to the current interior or exterior of building.

11 – No change

12 – No change, is there any Grant money available for exterior modifications

13 – We do not have specific hours for GG but I has been within normal daytime retail hours

14 – Owner does not have any employees and will not be operating any business out of this space.

15 – We will have one tenant leasing the front retail and approximately half of the warehouse

16 – The off-street parking that is currently there is sufficient for GG retail business.



17 – Our intention is to have a regular retail business with regular hours lease this space. There will be no outside storage allowed. Current parking is sufficient.

18 – Owner requires no signage. Tenant will have to comply with the sign ordinance.

19 – N/A No Change

20 – GG will be leasing 7200 sf. Owner has remaining space. Our hope, as GG grows they may need more space and we can accommodate as needed.



922 S. 15th Street, Sheboygan, WI 53081
920-226-0704 | www.GoodasGoldAppliances.com

May 25, 2022

RE: Conditional Use Permit

Dear Plan Commission,

Good as Gold LLC is an appliance store offering new scratch and dent and refurbished appliances and is presently located at 922 S. 15th Street in Sheboygan. We inspect, test, and repair appliances and recycle those that are not worth repairing.

We started Good as Gold LLC in 2012 and business has been growing steadily each year, which we are grateful to our community for. We've come to a point where we have outgrown our current location and require more space to accommodate the volume of appliances, workspace, and sales floor needed. This is why we are requesting a conditional use permit to move our business into rental space located at 1029 Michigan Avenue, Sheboygan. This location previously housed The Salvation Army store and is in the process of being purchased by Jerry and Diane Fletcher, from whom we would be renting a portion of the building.

Our proposed lease would include the north 3,600 sq. ft. facing Michigan Avenue to be used as the sales floor and offices. And an additional 3,600 sq. ft. immediately south of the sales floor to be used for workspace and to house appliances waiting to be inspected, repaired, or recycled. We believe 1029 Michigan Avenue is an ideal space to house our store because it offers the added space we need, a beautiful storefront, a high-traffic location, and is a vast improvement to our current sales floor.

Consumer traffic would flow only through the sales floor utilizing the entry located on Michigan Avenue. There are access doors on both the east and west sides of the building leading into the warehouse space, which we would utilize for appliance load deliveries. This location is also ideal for our growing business because it offers ample parking on Michigan avenue in front of the

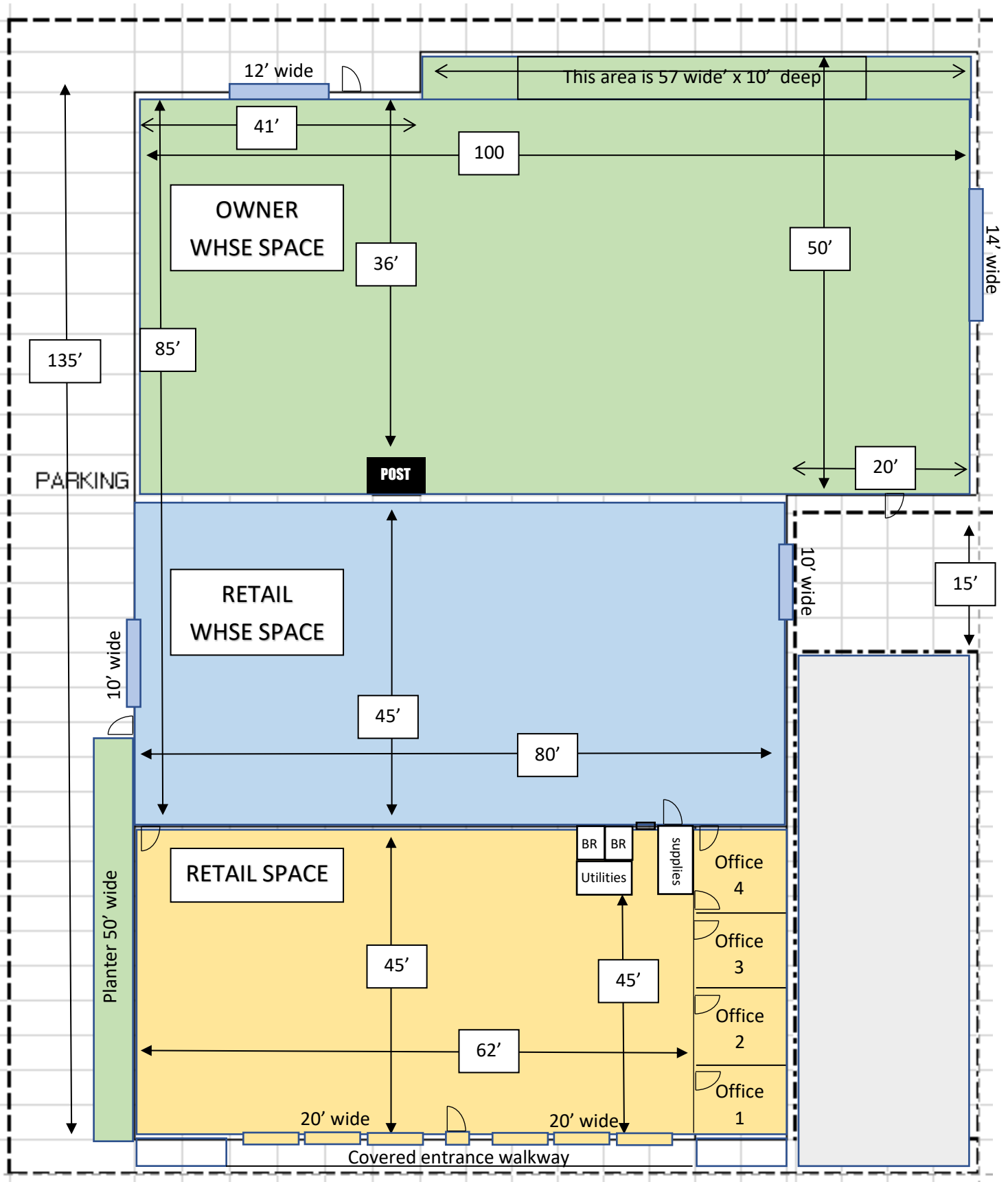
store, across from the store, and along N 11th Street. Customers will be able to pick up appliance purchases on N 11th Street.

Minor interior improvements like painting are planned to freshen up the space and a fresh sign face is proposed for the existing frame above the entryway.

We are excited for this next step in our business and look forward to continuing to grow in this community!

Thank you,

Shaun and Alissa Preuss

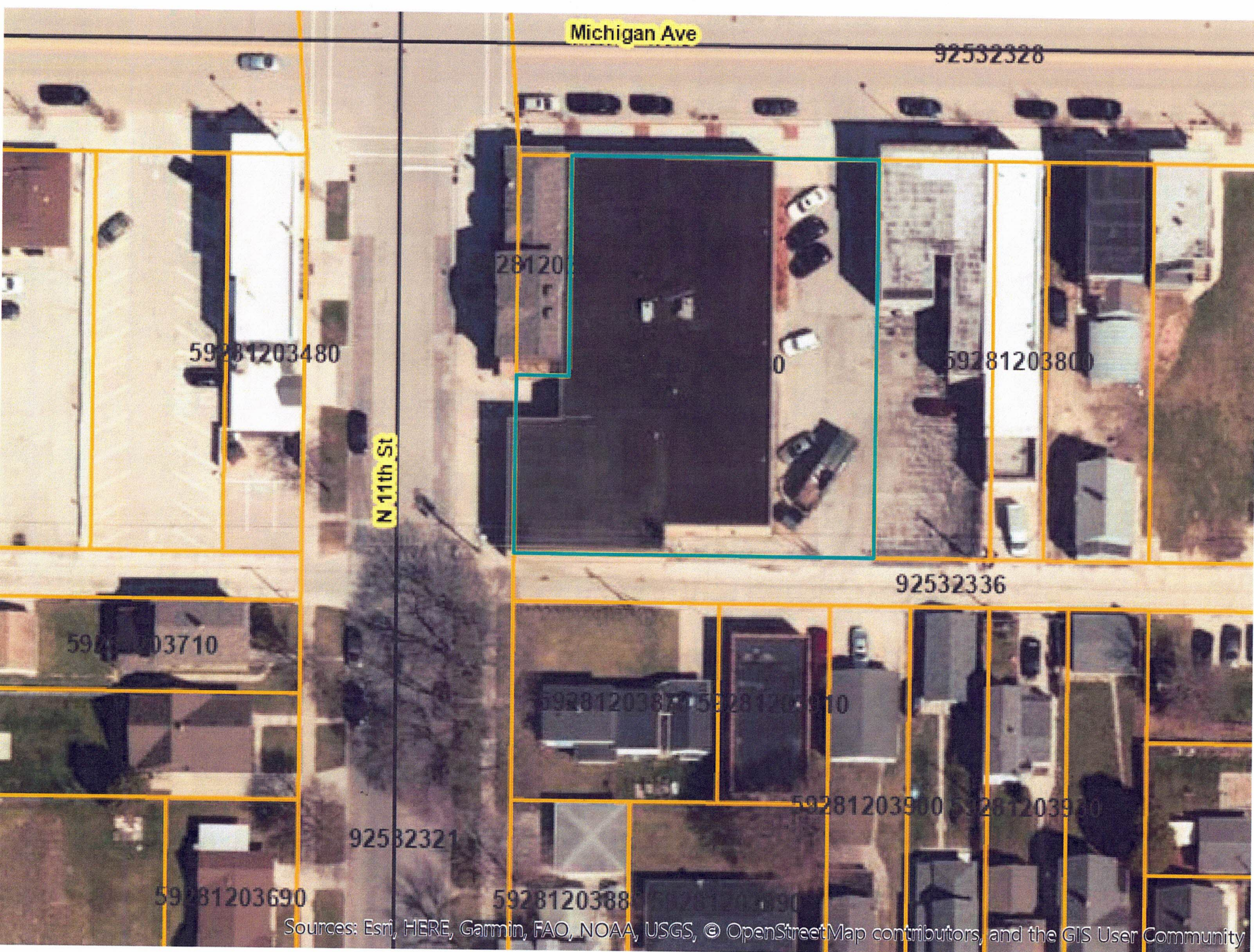


Retail Space: Approx 45' x 80' 3,600 sq ft

Warehouse Space: TOTAL Approx 100' W x 85' D 7,600 sq ft

Good as Gold Whse Space: 45' x 80' 3,600 sq ft

Owner Whse Space: Approx 4,000 sq ft



GOOD AS GOLD^{LLC}

NEW SCRATCH & DENT APPLIANCES
REFURBISHED APPLIANCES | RECYCLING CENTER

[Home](#)[In Store Inventory](#)[Overstock Warehouse](#)[Recycling](#)[Contact](#)

Featuring both Scratch & Dent and Refurbished appliances in store (922 S. 15th St.)
Scratch & Dent units are new with mild to moderate cosmetic flaws and sold at greatly reduced prices.
All of our refurbished appliances go through inspection, testing, and cleaning processes.
Any necessary repairs are made and parts replaced so customers can rest assured that
all appliances are in great working condition.



Please see below for accepted items and corresponding fees.
All items must be dropped off during regular business hours.



REFRIGERATORS

\$10



AIR CONDITIONERS

\$10



MICROWAVES

\$15



DEHUMIDIFIERS

\$15



STOVES

FREE



WASHERS / DRYERS

FREE

Click image to expand



Samsung 28 cu. ft. Food Showcase 4-Door French Door Refrigerator in Stainless Steel Model RF28R7351SR
\$1,500.00



LG STUDIO 24 cu. ft. Smart wi-fi Enabled InstaView™ Door-in-Door® Counter-Depth Refrigerator with Craft Ice™ Maker in Stainless Steel Model SRFVC2406S
\$2,050.00



Samsung 27 cu. ft. Large Capacity 3-Door French Door Refrigerator with External Water & Ice Dispenser in Stainless steel Model RF27T5201SR
\$1,169.50



LG 28 cu. ft. Smart wi-fi Enabled French Door Refrigerator in Stainless Steel Model LFXS28968S
\$1,570.00



LG 23.5 cu. ft. French Door Refrigerator with Craft Ice in Stainless Steel Model LRFXC2416S
\$1,800.00



Bosch 800 Series 21 cu. ft. French Door Counter-Depth Smart Refrigerator in Black Stainless Steel Model B36CT80SNB
\$1,825.00



Samsung 22 cu. ft. Smart 3-Door French Door Refrigerator with External Water Dispenser in Stainless Steel Model RF22A4221SR/AA
\$1,679.00



Insignia™ - 4.8 cu. ft. Freestanding Electric Convection Range with Steam Cleaning in Stainless steel Model N3-RGFESS2
\$500.00



GE® 30" Slide-In Electric Convection Range with Self-Steam Cleaning, Built in Wi-Fi, and No Preheat Air Fry in Stainless Steel Model JS760SPSS
\$858.00



LG Studio 30" Built-In Double Electric Convection Wall Oven with WiFi and EasyClean in Stainless Steel Model LSWD307ST
\$1,900.00



Summit Appliance 24" Built-in Single Gas Wall Oven in Black Model TTM7212DEK
\$800.00



LG 30" Built-in Single Electric Convection Wall Oven with EasyClean in Black Stainless Steel Model LWS3063BD
\$1,300.00



Samsung 30" Built-in Cooktop with 4 Burners in Stainless Steel Model NA30R5310FS
\$500.00



KitchenAid 14-Bottle Dual Zone Beverage Cooler with Glass Door and Metal-Front Racks in Black / Stainless Model KUBR214KSB
\$700.00



KitchenAid 24" Beverage Center in Black Stainless Steel Model KUBL304EBS
\$1,350.00



Grade B Samsung Total Capacity Smart Dial Washer with FlexWash and Super Speed Wash in Brushed Black Model WV60A9900AV/A5
\$949.00



Good as Gold works hard to offer our community a selection of refurbished and brand new "scratch and dent" appliances, service of select appliances, recycling, and even disposal services. All of our refurbished appliances go through cleaning, inspection and testing processes and most come with a warranty (some restrictions do apply). Some of the new "scratch and dent" appliances even come with the manufacturer warranty. We look forward to continuing to grow within our community and appreciate your business - thank you for your support!

06/06/2022 Good as Gold Proposed Sign Face Update - 1029 Michigan Avenue



New sign face for
existing 15' x 4.5' cabinet sign
2" frame overlap







