

PARCEL NO. 215106
MAP NO. _____
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 7/26/22

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: Guggenheim Development Services, LLC
3000 Internet Blvd, Suite 570 Kurt.Overmyer@
ADDRESS: Frisco, TX 75034 E-MAIL: guggenheimpartners.com
PHONE: (214)872-4092 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Proposed: Jiffy Lube
Existing: Vacant Parking Lot

ADDRESS OF PROPERTY AFFECTED: No site address assigned yet

LEGAL DESCRIPTION: Lot 1 of CSM Recorded in Volume 30 as pages 285-287
as document no. 2131209.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Vacant Parking Lot

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING
ANY CHANGES TO THE EXISTING USE: _____
See attached narrative

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS
OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED
OPERATION OR USE: _____
See attached narrative

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

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? _____

See attached narrative

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

See attached narrative

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. _____

See attached narrative

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

OWNER OF SITE: CORTA Sheboygan, LLC Attn: Tad Templeton / Cory Presnick
tad@cortadev.com

ADDRESS: 12632 SW 92nd Ave., Miami, FL. 33157 **E-MAIL:** cpresnick@cortadev.com

ARCHITECT: EXCEL ENGINEERING INC

100 CAMELOT DR, JASON.DAYE@
ADDRESS: FOND DU LAC, WI 54935 **E-MAIL:** EXCELENGINEER.COM

CONTRACTOR: TBD

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.

Kurt Overmyer

Digitally signed by Kurt Overmyer
DN: cn = Kurt Overmyer, email = kurt.
Overmyer@guggenheimpartners.com, c = AD
Date: 2022.06.30.09:20:22 -0500

APPLICANT'S SIGNATURE

06/30/2022

DATE

Kurt Overmyer, VP of Development Services

PRINT ABOVE NAME

July 1, 2022

CUP & Architectural Review Project Description

PROJECT NAME AND EXISTING SITE ADDRESS:

Jiffy Lube
518 S. Taylor Dr. - Lot 1 of CSM recorded as Doc. 2131209
Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

- Part of 59281215104
- SC-Suburban Commercial District
- Total overall area of current parcel is 2.09 acres

EXISTING SITE CONDITIONS/LAND USE:

- The property is a proposed lot to be created via CSM in the parking lot of the former Shopko store; the proposed lot is south of the existing Applebee's.
- The existing conditions of the proposed development site is 39% impervious and the remainder is a wooded slope.

PROPOSED USE:

- The new proposed development is a Jiffy Lube automotive service center.

SITE SELECTION:

- Location was selected due to S. Taylor Dr. being a heavily traveled commercial corridor through the City with excellent visibility and access.

EXPLANATION BUSINESS ACTIVITIES:

- Store hours are normally 8:00 a.m. to 7:00 p.m. Monday – Friday, 9 a.m. to 5 p.m. Saturday and Sunday from 10:00 a.m. to 4:00 p.m.
- Each store employs a total of one (1) manager, one to two (1-2) assistant managers, and six to eight (6-8) additional employees.
- There will be one (1) oil product delivery each week during regular business hours.
- All new bulk oil is contained in tanks that exceed EPA requirements, all waste oil is recycled and shipped by a carrier that has been registered with the EPA and has an EPA identification number.

DESCRIPTION OF SITE IMPROVEMENTS:

- A 3,045 square foot single-story building is proposed.
- Site disturbance will total 0.80 acres.
- Access to the development will be via access agreement.
- New utility lines will be brought into the site from existing utilities that serve the overall development.
- The project is a redevelopment site with no increase in exposed parking or roads and is therefore exempt from stormwater requirements. Stormwater from the site will be directed towards proposed inlets and will outfall at the existing ditch in the ROW.
- Landscaping will be provided in accordance with the City ordinance, in an approach which

- ensures species resiliency 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.
- Waste enclosure to be located to the west of the building.
- All required building setback requirements are met.

PARKING REQUIREMENTS:

- Minimum Number of Off-Street Parking Spaces Required: Indoor Maintenance Service – One (1) space per 300 square feet of floor area; ten (10) spaces are required.
- Total Parking Provided: 13 spaces provided; including one (1) accessible space.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- A two-inch (2") water service line is proposed to be extended to the Jiffy Lube site by the current owner of the overall development.
- A six-inch (6") sanitary sewer service line is proposed to be extended to the Jiffy Lube site by the current owner of the overall development.
- Driveway access is provided off S. Taylor Dr., consistent with the existing uses.

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

- As a commercial corridor, S. Taylor Dr. is designed for a high volume of traffic. There are no adjoining streets to the development and no negative traffic impacts to the neighborhood are anticipated.

PROPOSED SIGNAGE:

- A ground mounted pylon sign is proposed to the east of the proposed building (south of the entrance drive in the northeast corner of the proposed parcel). Additionally, building signage will be included on the east, north, and west elevations as shown in the colored elevations.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE:

- The proposed Jiffy Lube development will include a single-story building with a 3,045 gross square foot footprint, a detached waste enclosure, and on-site parking. Exterior finishes will be made of a mixture of full brick, as well as EIFS. The roof will have parapet wall heights that screen any rooftop equipment. A site line drawing is included for reference.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S. Taylor Dr. is designed for a high volume of traffic. The proposed development will have no negative impacts to the neighborhood.
- No outside storage is proposed.
- All waste will be stored in waste enclosure.
- 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.
- The property will be professionally managed.

ESTIMATED VALUE OF PROJECT:

- Approximately \$1.4M not including the land.

CONSTRUCTION TIMELINE:

- The proposed development timeline is a March/April 2023 start with an anticipated completion date of September 2023.

VARIANCE REQUESTS

- The following variances are being requested:
- Pavement Setback
 - 0' pavement setback is being requested for the proposed shared access drive. The shared access reduces the number of potential traffic conflicts on S. Taylor Dr. and is consistent with the approved Applebee's development immediately north of the proposed Jiffy Lube development.

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jiffylube®
MULTI-CARE SERVICES
CRITERIA V2020.10-1X4
SHEBOYGAN, WI
518 S TAYLOR DRIVE

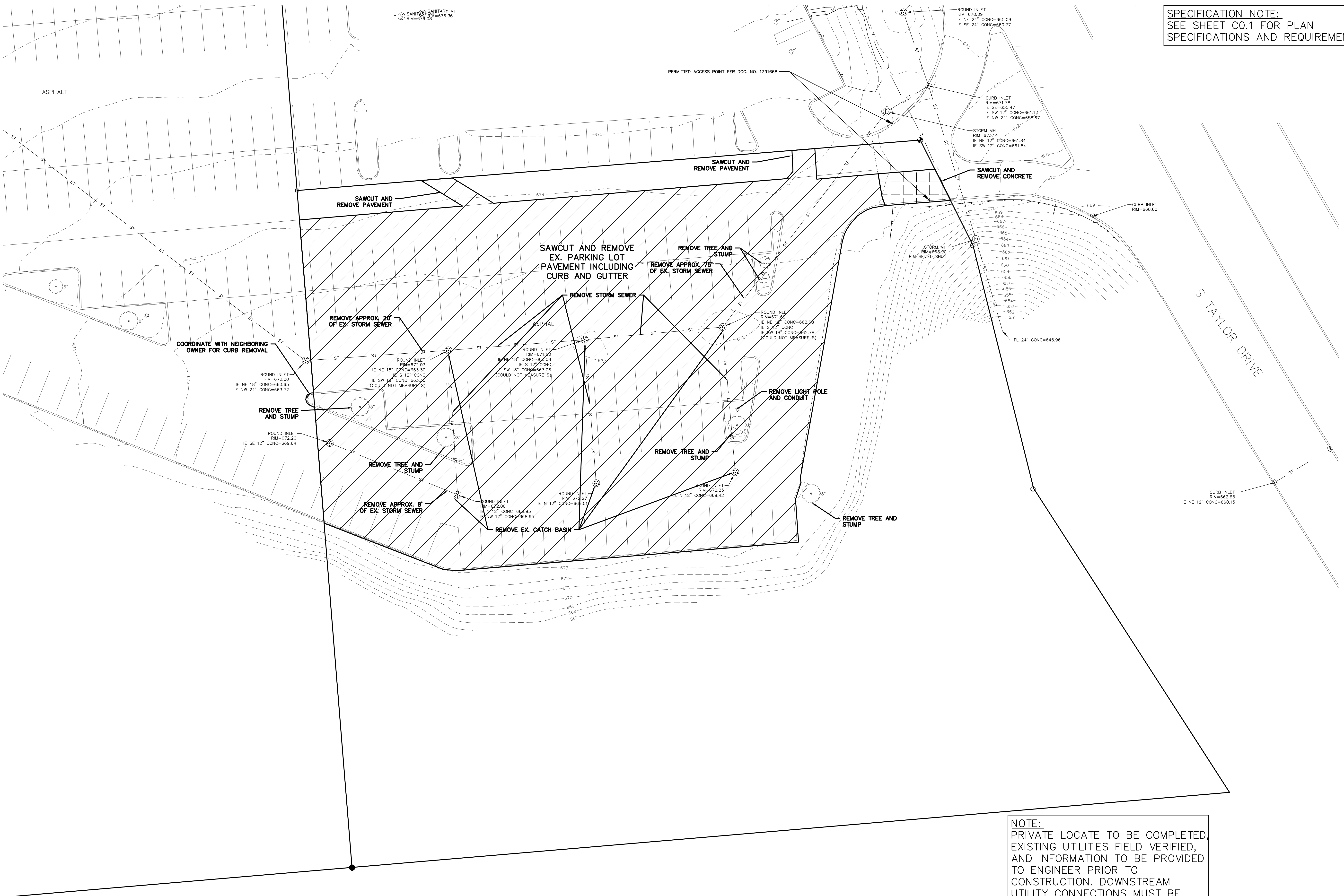
REVISIONS	
OWNER REVIEW	5-19-2022
City Submittal	7-5-2022

JASON DAVE, PE
PROFESSIONAL OF RECORD

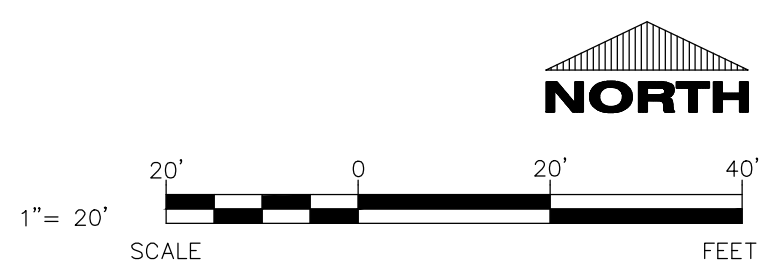
Drawn /Checked By: BMM
Project Number 2230960
Owner Date
Permit Date
Bid Date

C1.0

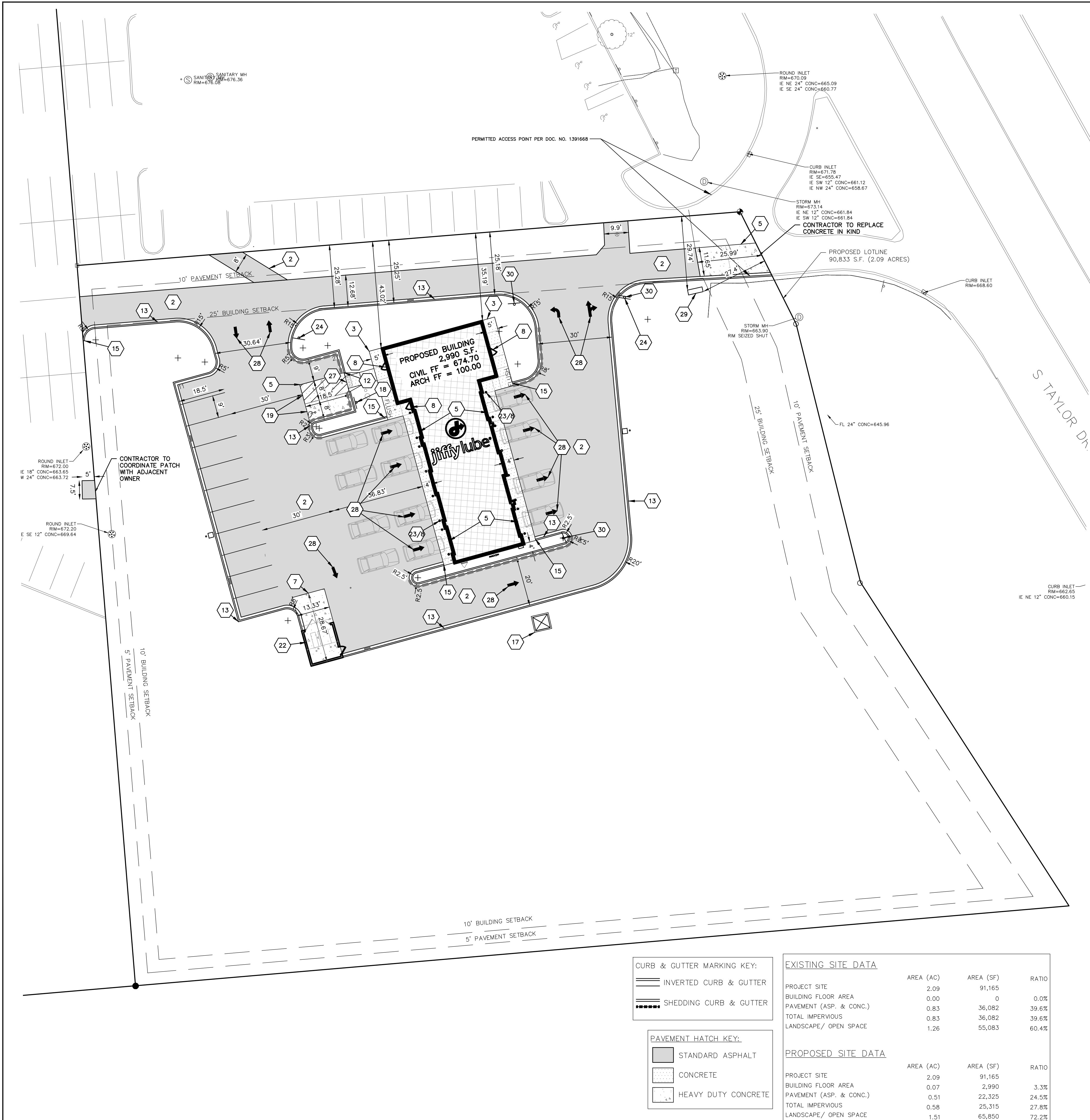
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



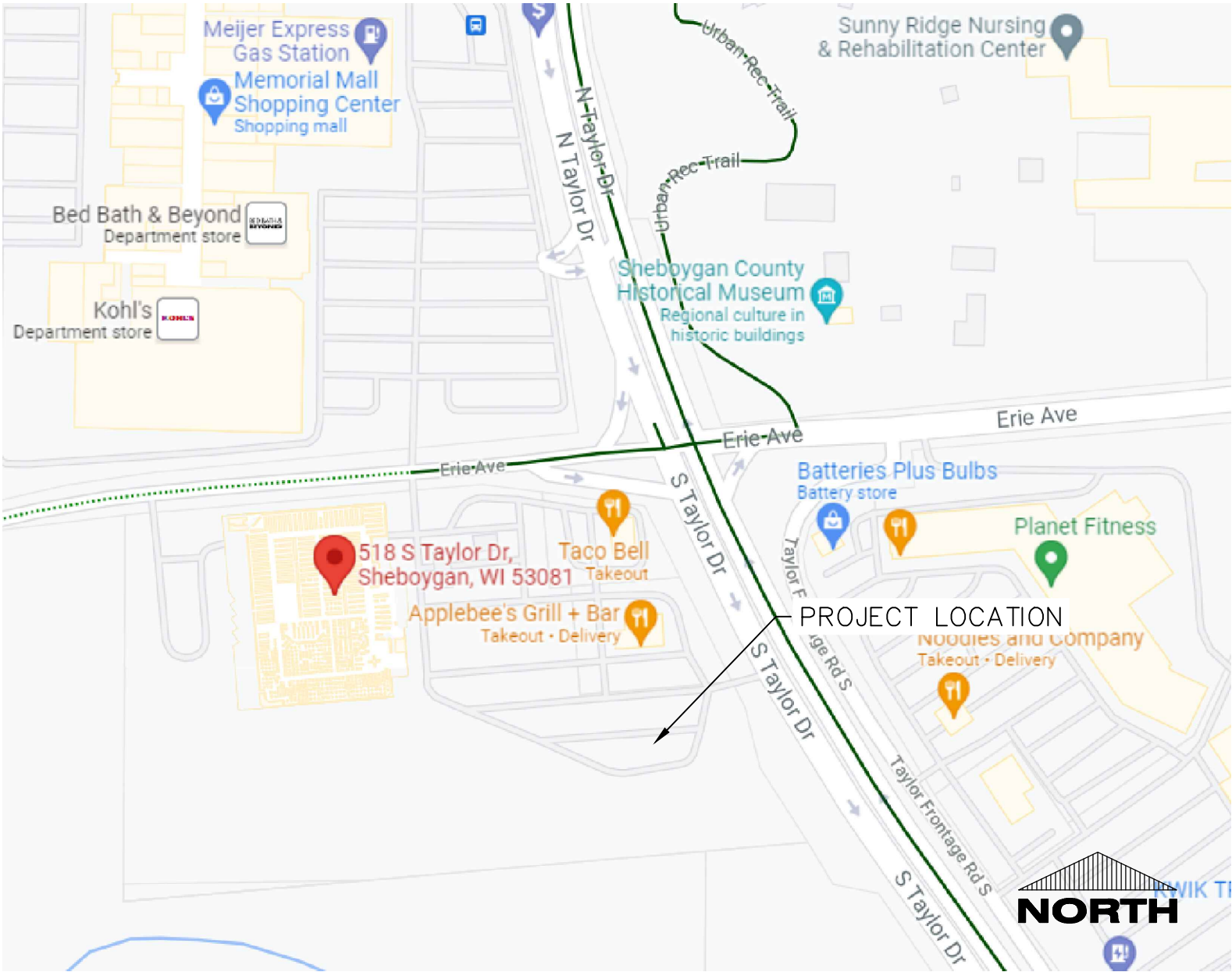
NOTE:
PRIVATE LOCATE TO BE COMPLETED,
EXISTING UTILITIES FIELD VERIFIED,
AND INFORMATION TO BE PROVIDED
TO ENGINEER PRIOR TO
CONSTRUCTION. DOWNSTREAM
UTILITY CONNECTIONS MUST BE
VERIFIED PRIOR TO CONSTRUCTION
AND PROVIDED TO ENGINEER.



EXISTING SITE AND DEMOLITION PLAN



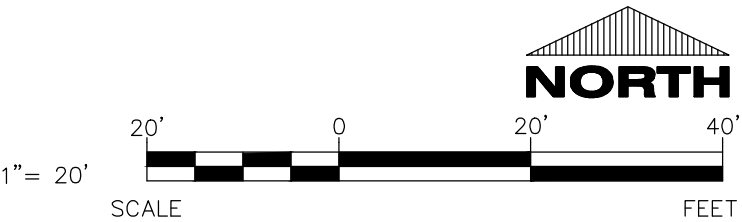
SITE PLAN KEYNOTES	
2	STANDARD DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
12	ADA CURB RAMP (SEE DETAIL)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	PYLON SIGN. FINAL DESIGN AND APPROVAL BY OTHERS
30	"DO NOT ENTER" SIGN



PROJECT LOCATION MAP

SITE INFORMATION:	
PROPERTY AREA:	AREA = 2.09 ACRES
EXISTING ZONING:	SC – SUBURBAN COMMERCIAL
PROPOSED ZONING:	SC – SUBURBAN COMMERCIAL
PROPOSED USE:	JIFFY LUBE AUTOMOTIVE SERVICE CENTER
AREA OF SITE DISTURBANCE:	37,000 SF

SETBACKS:	BUILDING:	FRONT = 25'
		SIDE = 10'
		REAR = 10'
	PAVEMENT:	10' LANDSCAPE BUFFER
PARKING REQUIRED:	1 SPACE PER 300 SQ FT FLOOR AREA (10 REQ.)	
PARKING PROVIDED:	13 SPACES PROVIDED (1 HC ACCESIBLE)	
HANDICAP STALLS REQUIRED:	1 REQUIRED, 1 PROVIDED	



CIVIL SITE PLAN

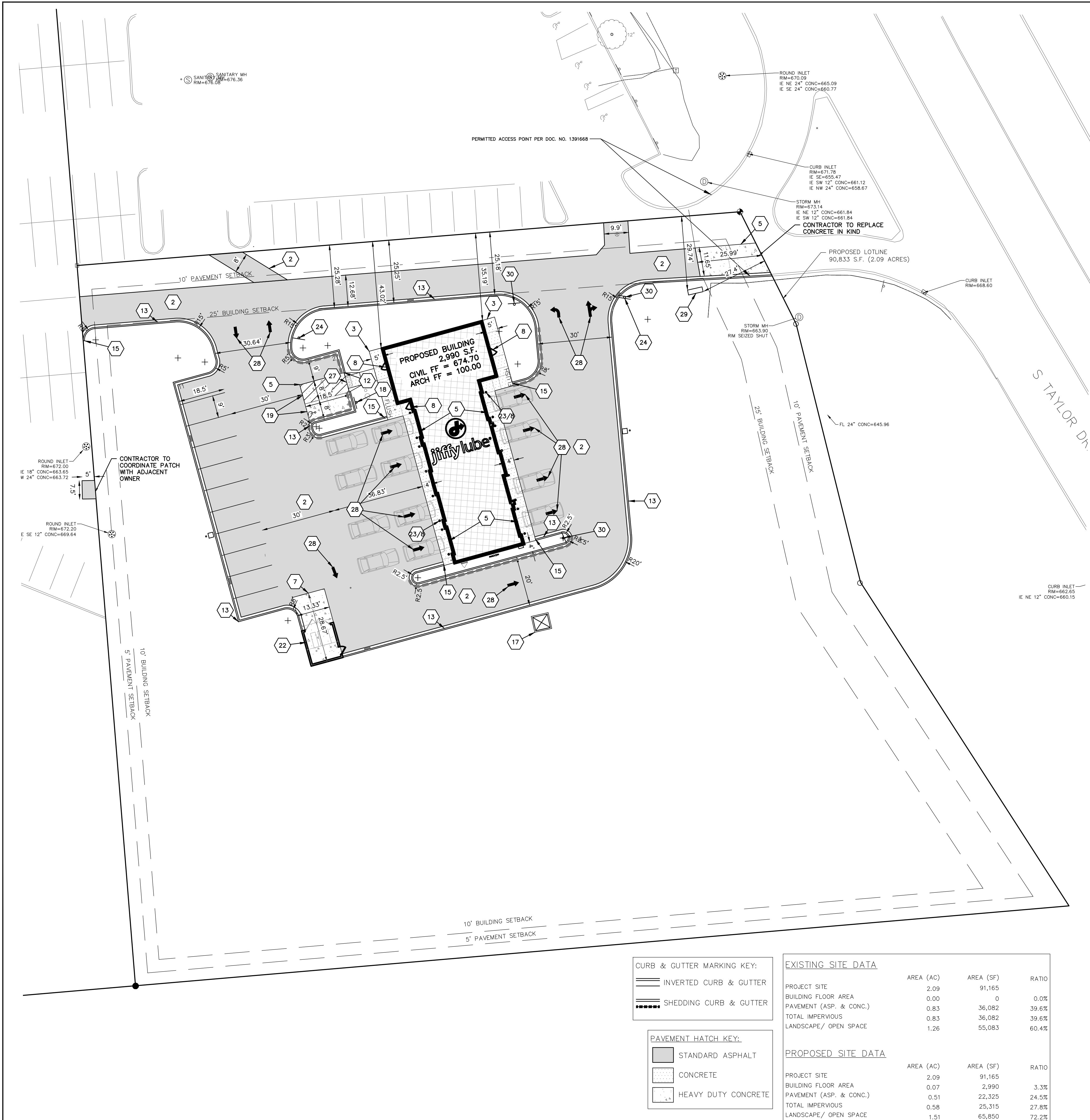
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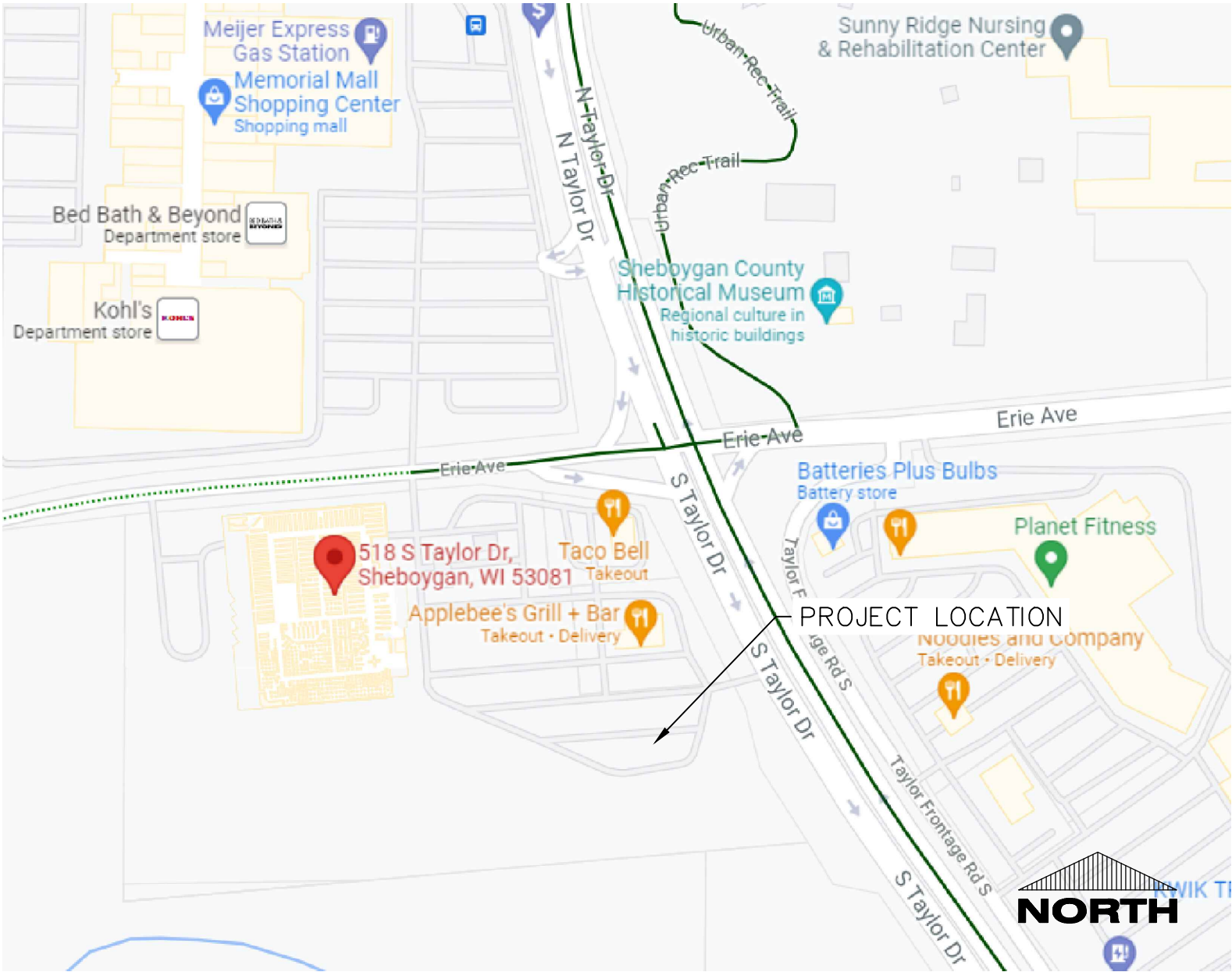
REVISIONS	
OWNER REVIEW	5-19-2022
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JASON DAVE, PE PROFESSIONAL OF RECORD	
Drawn /Checked By:	BMM
Project Number	2230960
Owner Date	
Permit Date	
Bid Date	

C1.1



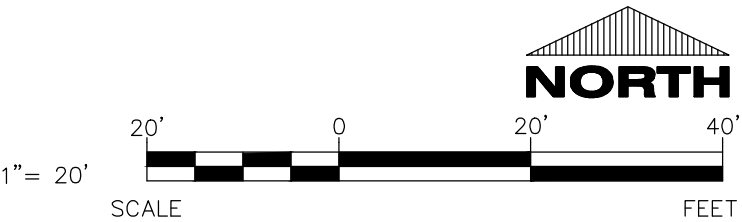
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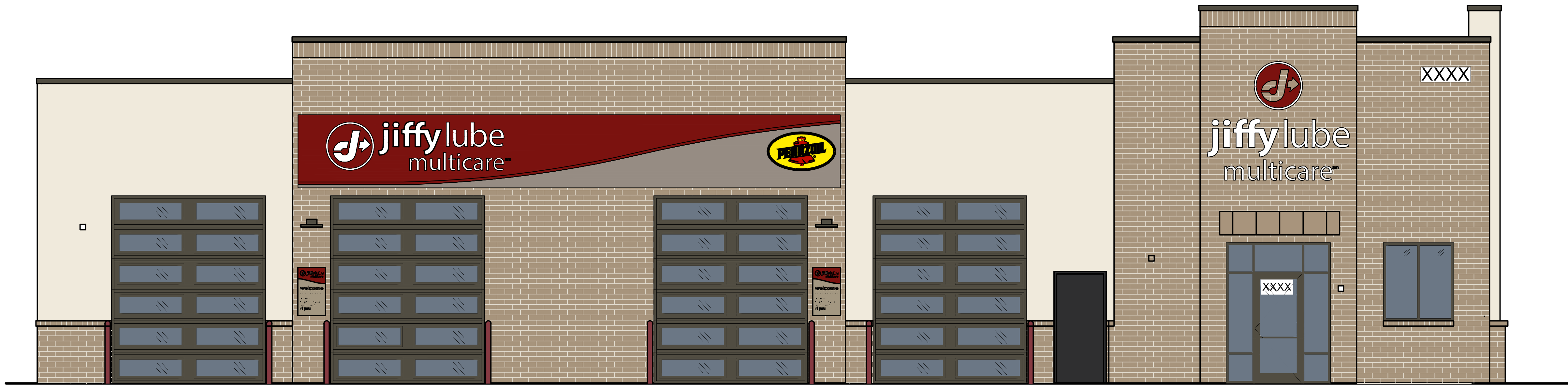
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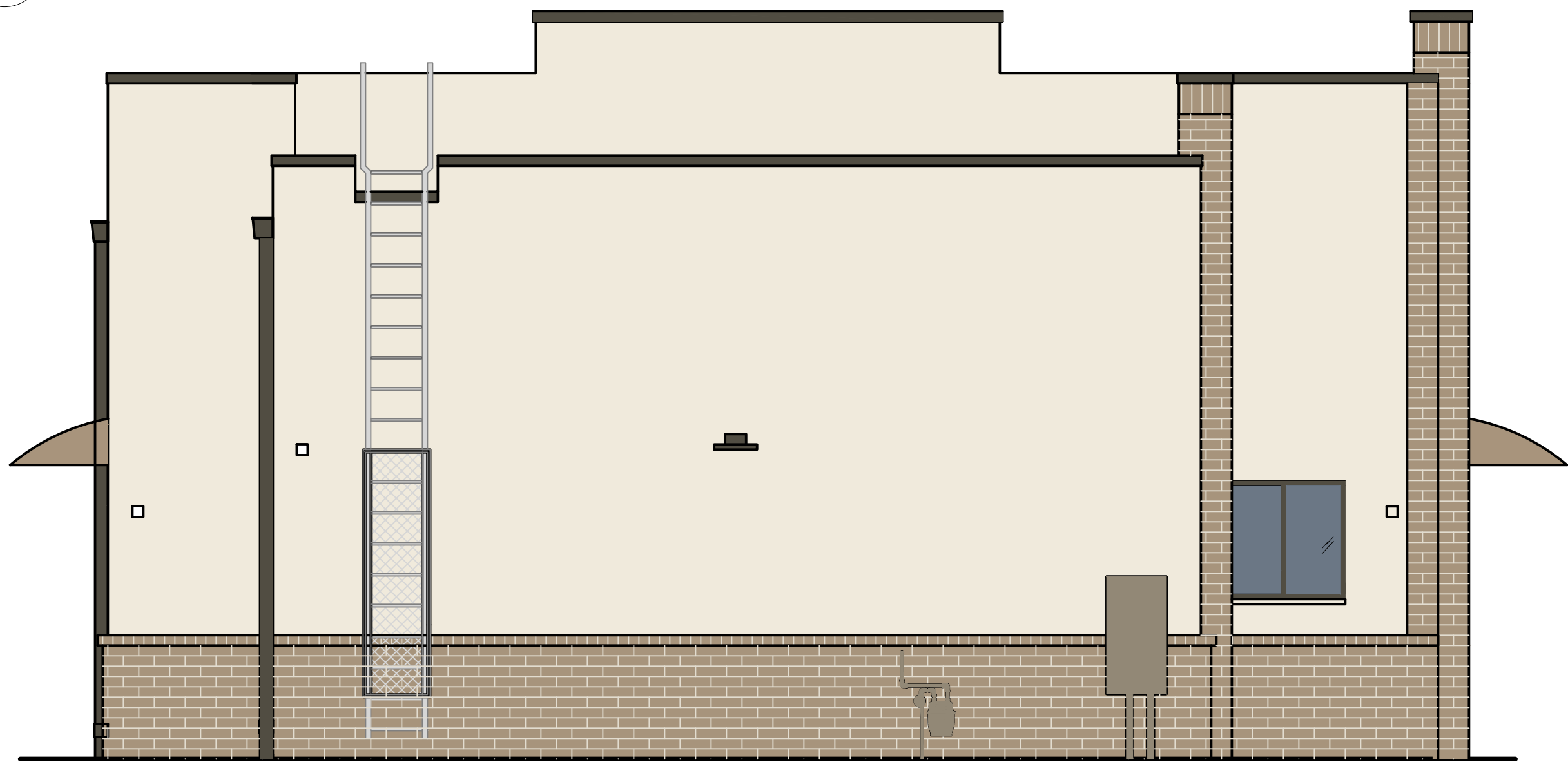
CIVIL SITE PLAN

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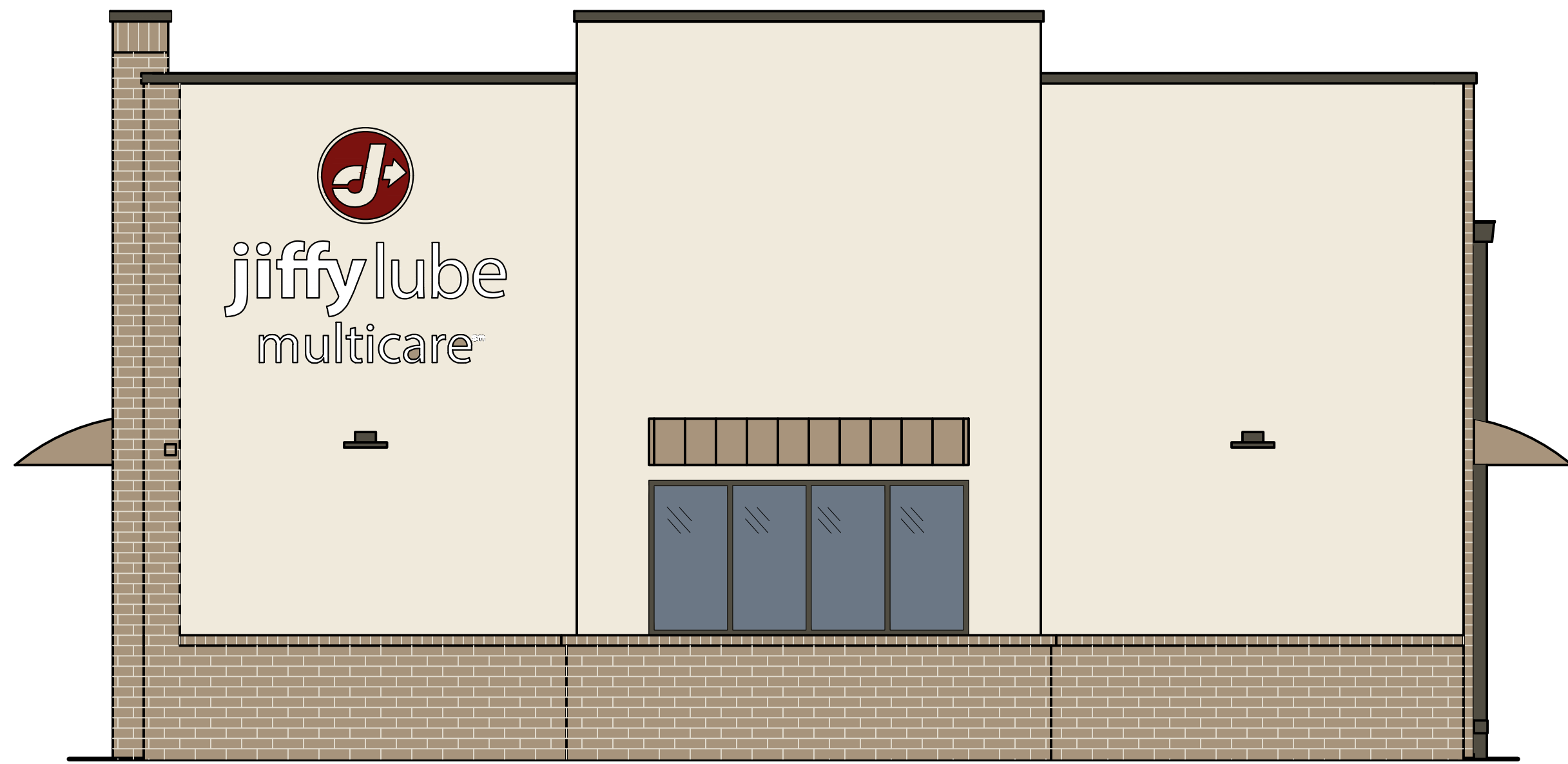
JASON DAVE, PE PROFESSIONAL OF RECORD	
Drawn /Checked By:	BMM
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

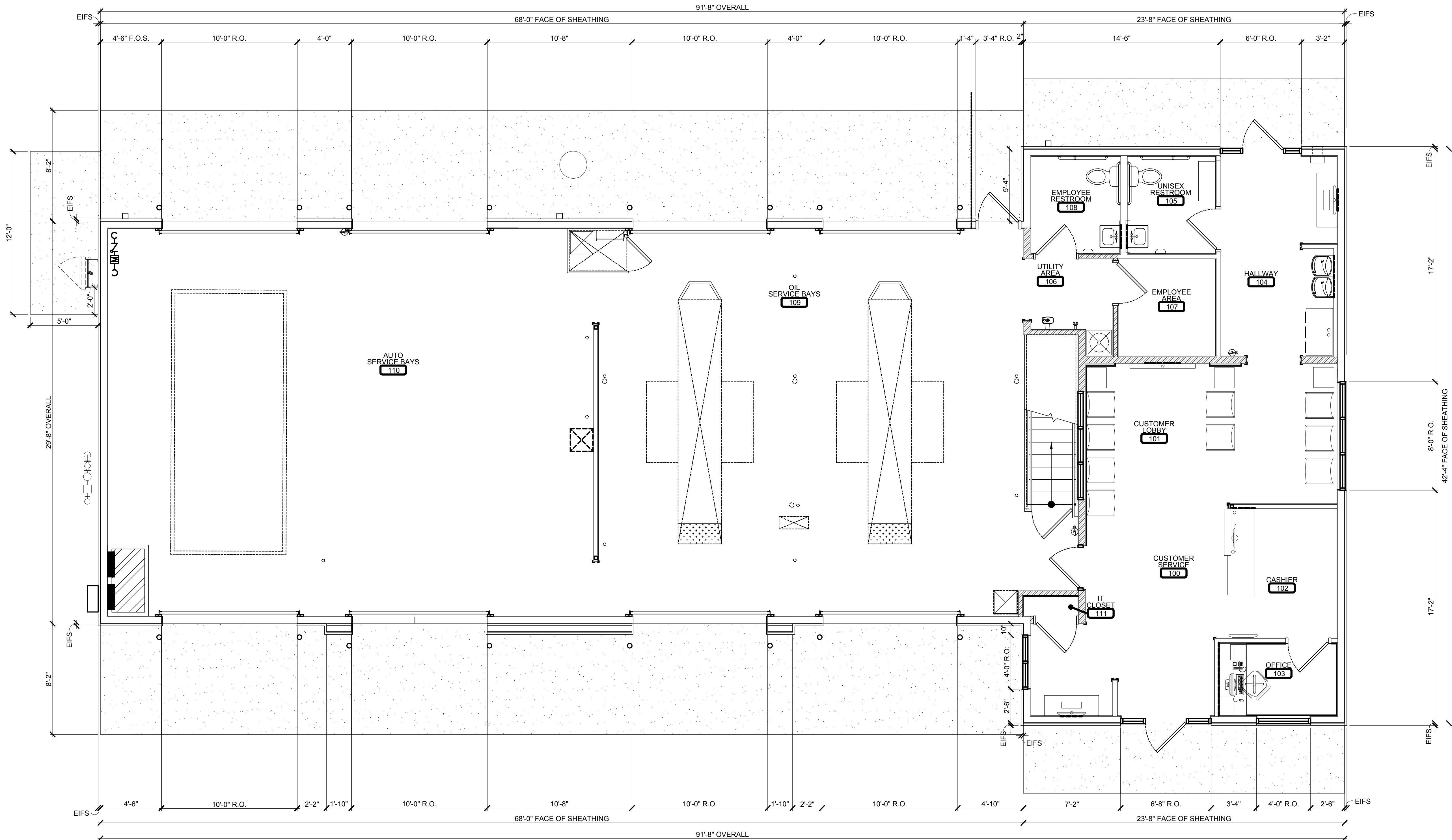
SHEET DATES

PRELIMINARY	MAY 5, 20:
REVISIONS	JUNE 16, 20:
REVISIONS	JUNE 24, 20:

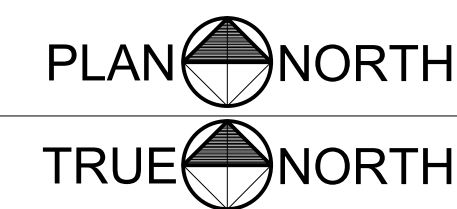
PROFESSIONAL SEAL

1X4 COLORED
ELEVATIONS

EXTERIOR
ELEVATIONS



1 UPPER BAY FLOOR PLAN
A-2 SCALE: 1/4" = 1'-0"



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SHEET DATES	
ISSUE DATE	XXX, X, XXXX
REVISIONS	

PROFESSIONAL SEAL
1X4 COLORED
ELEVATIONS

FLOOR PLAN -
UPPER BAY

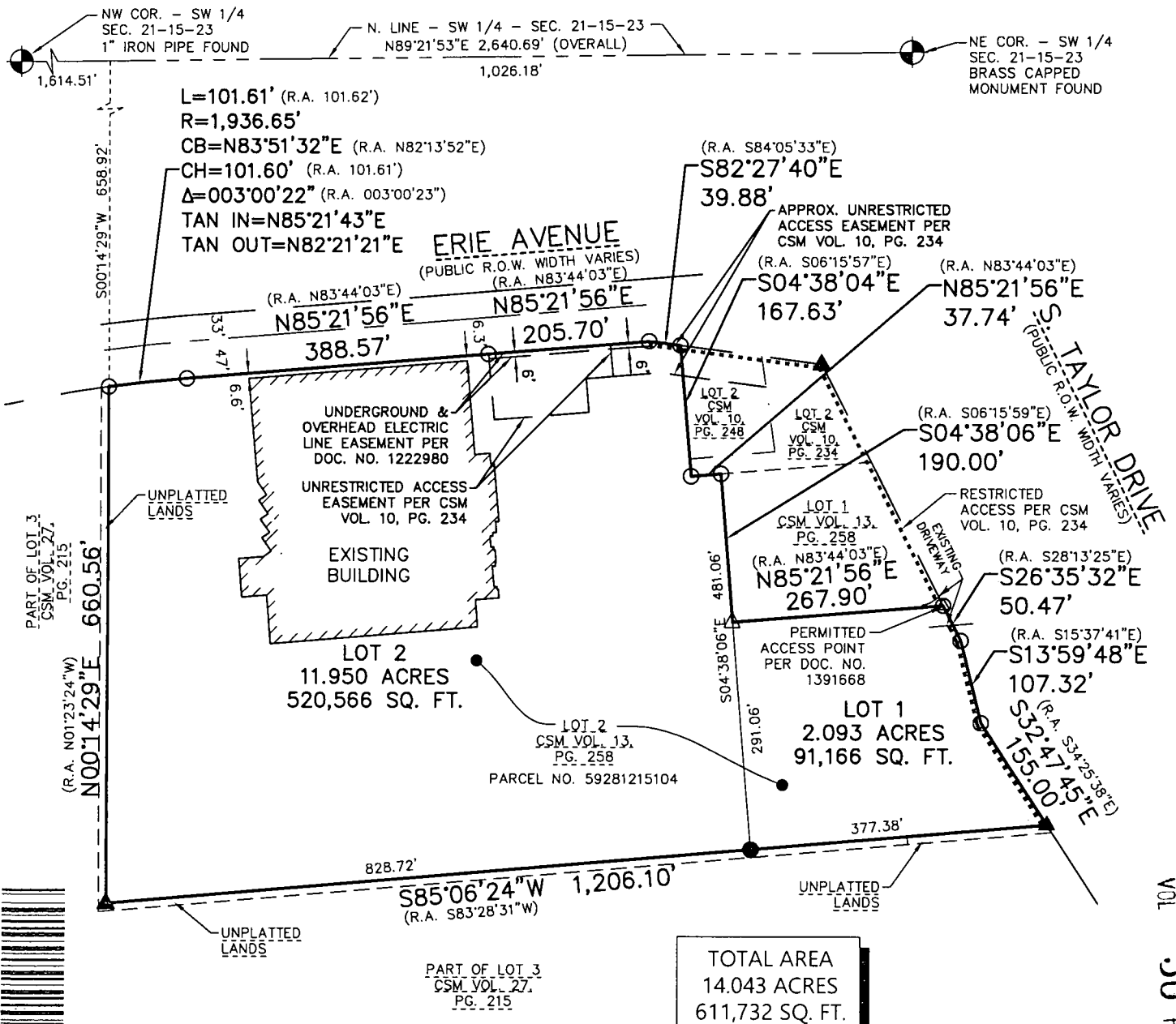
CERTIFIED SURVEY MAP

FOR

NS RETAIL HOLDINGS, LLC

LOT 2, CSM VOL. 13, PG. 258, BEING PART OF THE
NORTHEAST 1/4 AND SOUTHEAST OF THE SOUTHWEST 1/4
AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

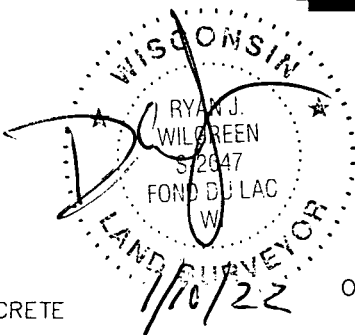
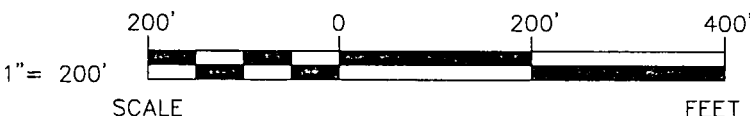
2131209
SHEBOYGAN COUNTY, WI
RECORDED ON
02/09/2022 02:55 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 3



LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- △ - MAG NAIL FOUND
- ⊙ - DRILL HOLE FOUND IN CONCRETE
- ⊙ - SECTION CORNER MONUMENT FOUND
- - - - RESTRICTED ACCESS

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21 HAS A BEARING OF NORTH 89°-21'-53" EAST.



OWNER:
NS RETAIL HOLDINGS, LLC
5910 N CENTRAL EXPRESSWAY, STE 1600
DALLAS, TX 75206

SHEET 1 OF 3 SHEETS

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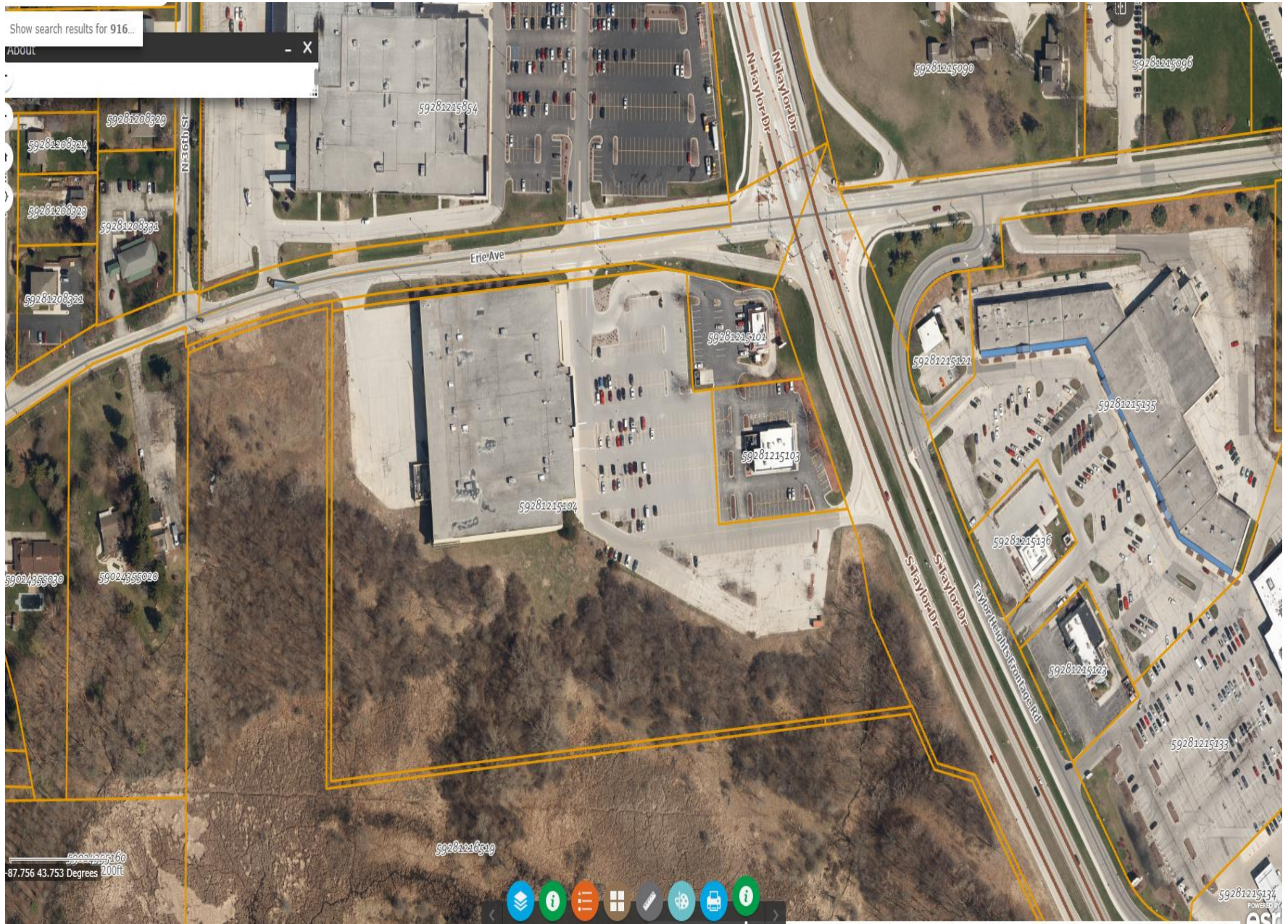
JOB NO. 2160720

VOL
30 PAGE 285

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200ft
-87.756 43.753 Degrees 200ft



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