

June 30, 2023

## **CUP Project Description**

### **PROJECT NAME AND ADDRESS:**

Popeyes Louisiana Kitchen  
3207 S Business Dr  
Sheboygan, Wisconsin 53081

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

- The parcel is defined as tax parcel 59281431171
- UC-Urban Commercial District
- Total Lot area is 78,828 SF

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

- The property is currently owned 50% each by Sheboygan Pop Ops LLC and SmitCo Eateries. The property previously functioned as a truck rental/repair facility and has been divided into two separate parcels via Certified Survey Map. The facility is currently vacant and the north building will be demolished, with the south building remaining until that site is redeveloped. The existing site is 83.1% impervious.

### **PROPOSED LOT CREATION (ACCESS EASEMENTS, UTILITY EASEMENTS, STORMWATER EASEMENTS):**

- The existing parcel (1.81 acres) was split into two (2) lots via Certified Survey Map. The updated Certified Survey Map is included in the CUP submittal package.
- The proposed North Lot 1 development is a Popeyes Louisiana Kitchen quick-serve restaurant with double drive-thru.
- The contaminated soil area is contained solely on the north property with the south future development property having no contamination.
- Development plans for the South Lot 2 is undetermined at this time, however, the potential plan is for a restaurant or multi-tenant retail development. The existing building is planned to be demolished when this project commences.
- A cross-access easement is recorded between the parcels as well as an access easement from the south property into the loading zone of the north property.
- Utility easements are also recorded due to necessary direction for routing of the sanitary service.
- A drainage easement was recorded to direct drainage to the existing storm sewer in the south property.

### **SITE SELECTION:**

- Current location was selected due to S Business Drive being a heavily traveled commercial corridor through the City with excellent visibility and access.

### **EXPLANATION BUSINESS ACTIVITIES:**

- Popeyes will be open daily from 10:30 AM – 10 PM.
- No on-site outside storage will occur.
- The anticipated number of employees is 12-15 per shift with 2 shifts daily.
- The anticipated number of customers is 300 per day or 2,000 per week.

- Weekly deliveries will include 2 from Sysco (main deliveries) and 2 from WPS (just poultry).
- A delivery loading zone is proposed in the rear (east side) of the facility, and an adjoining access easement is proposed for routing delivery trucks through the south drive entrance and into the loading zone.
- Deliveries typically occur prior to opening between 8 AM and 11 AM.

#### DESCRIPTION OF PROPOSED BUILDING AND ALL NEW SITE IMPROVEMENTS:

- The site area for the proposed Popeyes is 78,828 sf.
- The disturbed area for the proposed Popeyes is 0.89 acres.
- The building will be 2,604 sf.
- 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 to onsite storm sewer which will drain to the existing storm sewer located on the south property.
- Landscaping will be provided in accordance with the City ordinance, in an approach which ensures species resiliency and complimentary aesthetics.
- No site fencing is proposed with this project.
- Site lighting will meet the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- The existing north driveway will be utilized for site access with the existing curb cut and approach remaining in its current state.
- Provided parking spaces is 29. Required spaces is 28.
- The building is set back from all property lines a minimum of 59'. All required setback requirements are met.
- Sidewalk within the ROW along S Business Drive is remaining unchanged. Private sidewalk around the building is proposed to allow access for customers to the main entrance doors.
- A waste enclosure is proposed to the northeast of the building.
- Three roof top mechanical units to be screened by building parapets.
- The existing sanitary service to the site is a 4" line which comes from the south, out of the Washington Ave ROW and goes underneath the existing commercial building south of the Ryder Truck facility. Investigation is taking place into the most suitable sanitary route and any subsequent easement work required.

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

- The existing 2" water service which extends into the south parcel is being utilized to service the proposed Popeyes. The future south tenant will be able to use either the existing 1.5" service or put in a new service connection into S Business Drive.
- The existing sanitary service to the site is a 4" line which comes from the south, out of the Washington Ave ROW and goes underneath the existing commercial building south of the Ryder Truck facility. Investigation is taking place into the most suitable sanitary route and any subsequent easement work required. Any new/modified service will be sized such that the future south tenant will be able to utilize this service.
- Driveway access is provided off of S Business Drive, consistent with the existing use.

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

- As a commercial corridor, S Business Drive 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.

DESCRIPTION OF THE PROPOSED ARCHITECTURAL STYLE AND MATERIALS AND HOW IT IS COMPATIBLE WITH THE DEVELOPMENT AND REDEVELOPMENT IN AND AROUND THE AREA:

- Most of the existing buildings near the proposed development are constructed with Brick, EIFS, & fiber cement. The proposed development follows suit with this exterior façade. The front elevation facing S. Business drive is roughly half EIFS and half fiber cement in a wood look vertical panel. The side elevations have brick veneer towers along with the rest being constructed out of EIFS. Awnings and the brick veneer towers provide relief from having a continuous material elevation. The buildings primary colors are white and brown with the Popeyes Brand Orange and Red providing accents. The waste enclosure will be constructed out of split faced block painted to match the building along with black composite wood gates.

HOW DOES THIS IMPROVEMENT ENHANCE THE PROPERTY AND THIS VERY VISIBLE S. BUSINESS DRIVE COMMERCIAL CORRIDOR LOCATION:

- The current Ryder Truck use is industrial looking in nature. The proposed Popeyes will include high quality architecture and landscaping features improving the overall appearance of the property.

PROPOSED SIGNAGE:

- A ground mounted monument sign is proposed to the west of the proposed building. Additionally, building signage will be included on the front elevation as you enter the property from S Business Drive. Building signage will also be located above the main entrance as you enter the restaurant.

ESTIMATED VALUE OF PROJECT:

- Approximately \$1.2M not including the land.

CONSTRUCTION TIMELINE:

- Construction is planned to commence as soon as possible with an opening in mid-January.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- As a commercial corridor, S Business Drive 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 located northeast of the building.
- 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.