

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: Consolidated Construction Co., Inc.

ADDRESS: 4300 N. Richmond St. Appleton, WI 54913

E-MAIL: baubrey@1call2build.com

PHONE: (920) 882-2524

FAX NO. N/A

### **2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Consolidated Construction Co., Inc.

ADDRESS OF PROPERTY AFFECTED: SW Corner of Horizon Drive & South Business Drive (no address established yet)

LEGAL DESCRIPTION:

PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. **(DRAFT by City of Sheboygan)**

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: [See attached narrative for conditional use permit and architectural review applications.](#)

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: [See attached narrative for conditional use permit and architectural review applications.](#)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: [See attached narrative for conditional use permit and architectural review applications.](#)

### **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 for conditional use permit and architectural review applications.](#)

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 for conditional use permit and architectural review applications.](#)

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 for conditional use permit and architectural review applications.](#)

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 for conditional use permit and architectural review applications.](#)

## SITE NARRATIVE - CONDITIONAL USE APPLICATION

August 3, 2022

### PROJECT NAME AND ADDRESS

Multi-Tenant Warehouse  
SW Corner of Horizon Dr. and S. Business Dr.  
Sheboygan, Wisconsin 53081

### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION

- PART OF LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 322 TO 330 AS DOCUMENT 2061658 PLUS ADDITIONAL UNPLATTED LANDS ALL BEING LOCATED IN PARTS OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN. **(DRAFT by City of Sheboygan)**
- The entire lot area is 14.7 acres.

### ZONING CLASSIFICATION/ZONING REQUIREMENTS

- SI-Suburban Industrial
- Setbacks based on South Pointe Enterprise Campus covenants
  - 50-foot front yard setback (Horizon Dr.)
  - 25-foot interior side yard setback (water tower)
  - 50-foot street yard setback (S. Business Dr.)
  - 25-foot rear yard setback (south)
  - (1) off-street parking spaces per employee on largest work shift
  - (35)-foot maximum building height

### EXISTING SITE CONDITIONS/LAND USE

- The site is part of the South Pointe Enterprise Campus. Currently the site is predominately a grassed meadow with a small portion to the south that was a single-family residence, which has since burned down. No portion of the proposed property boundary overlaps the house's previous footprint.

### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed development consists of one multi-tenant warehouse that will be constructed in two 100,000 square foot phases.
  - Phase I will consist of three units that are planned to be rented to businesses – warehousing and/or manufacturing.
  - The building will be one story with a maximum ridge height of 35'-0" above grade.
  - Each unit includes three semi-trailer docks and approximately 23 parking stalls (total of 68 stalls).
  - There will be a single paved access drive along the west end of the site linking with Horizon Dr. which will provide semi-trailer access south of the warehouse and customer/employee access to the north parking lot.
  - The entire site will be graded such that developed storm water runoff will be drained the South Pointe stormwater detention basin north of Horizon Dr. Stormwater by-pass swales have also been designed to adequately convey "upstream" runoff from the business park around the developed area also draining to the stormwater detention basin north of Horizon Dr.
  - Both public sanitary sewer and public water main are available within Horizon Dr. and will be extended into the property.
- 
- |                               |   |
|-------------------------------|---|
| • Proposed pavement area      | 81,103 square feet (13-percent of total lot)  |
| • Proposed building footprint | 100,710 square feet (16-percent of total lot) |
| • Proposed green space        | 458,519 square feet (72-percent of total lot) |

- Tenant 'A'- 33,051 square foot building footprint.
- Tenant 'B'- 33,237 square foot building footprint
- Tenant 'C'- 32,656 square foot building footprint

#### SITE SELECTION

- South Pointe Enterprise Campus was chosen for ease of access to major roads as well as geographic location within the state.
- The site within South Pointe was selected due to having good visibility and access from S. Business Dr.

#### LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES

- Performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

#### SITE LIGHTING

- Site lighting will be submitted once a contractor is selected and a photometric plan can be produced.

#### ARCHITECTURE

- See attached documents.

#### VARIANCE REQUEST/VARIANCE DESCRIPTION

- (2) Total Variances to be requested:
  1. Minimum Parking Count Variance
  2. Landscaping Locational Variance
  1. Minimum Parking Count Variance

The City requires one space per each employee on the largest work shift. The owner is expecting to have up to 25 employees per tenant (3 total tenants); however, there is currently no renter or buyer to confirm the number of employees on the largest work shift. The current site plan only has 68 parking stalls available. Assuming 75 employees for the whole Phase I building working on the same shift the site will be 7 stalls short.

2. Landscaping Locational Variance

The City's landscaping ordinance requires landscaping features be located in certain areas based on certain dimensions of the proposed development (street frontage, building foundation, paved area, etc.). The owner is requesting a landscaping locational variance as a precautionary measure because the landscaping plan is not yet ready for City review.





800-642-6774  
www.1call2build.com  
Appleton, WI Columbus, WI  
Rapid City, SD Bismarck, ND  
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NEW BUILDING FOR:  
**Sheboygan Southpoint Development, LLC**  
HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW: 08/03/22  
ISSUED FOR BID: 08/03/22  
ISSUED FOR PERMIT: 08/03/22  
ISSUED FOR CONSTRUCTION: 00/00/00

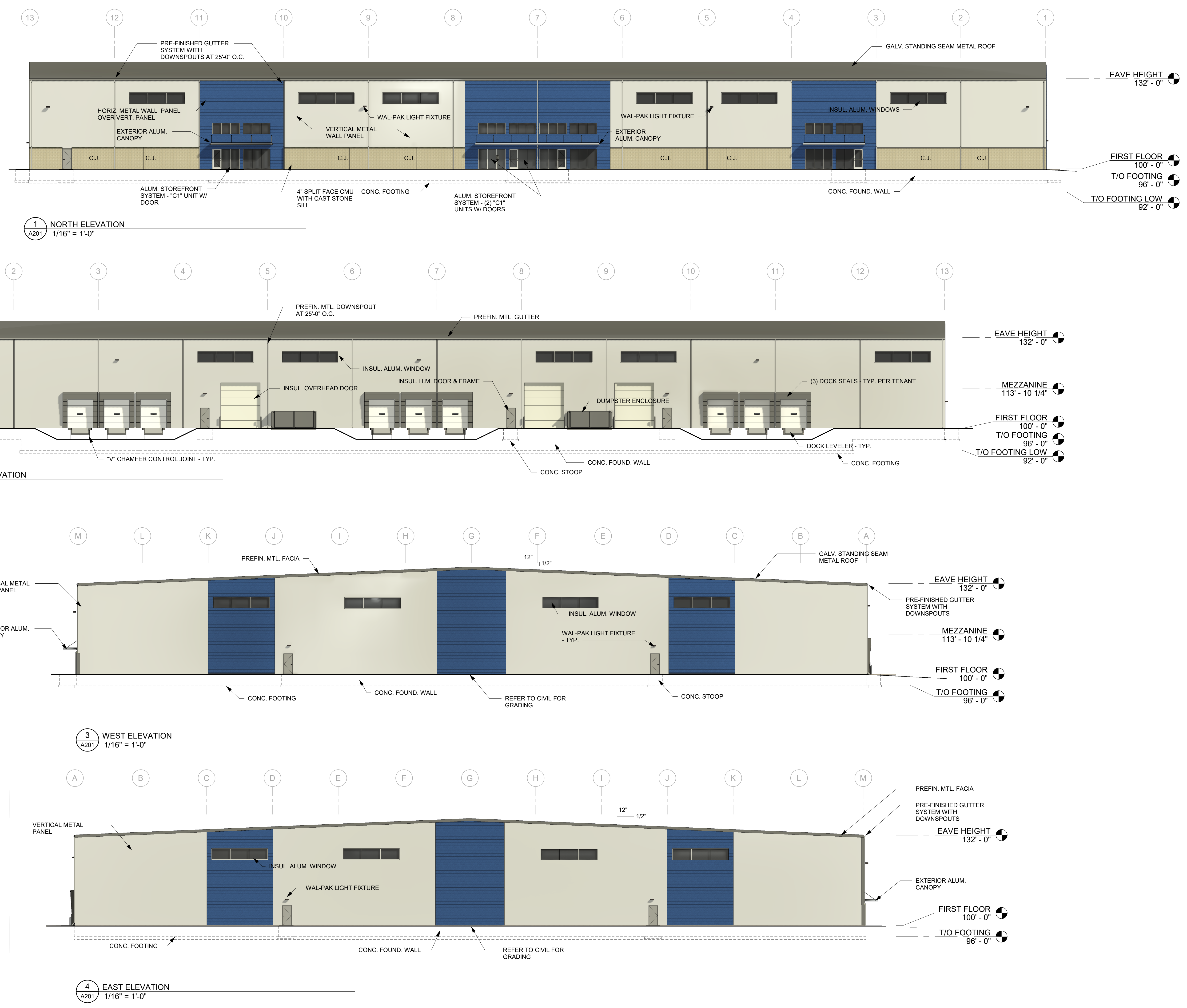
ISSUED REVISIONS

Revision | Date | Rev. Description

DRAWN BY: Designer  
PROJECT #: 0474004

A201

SHEET TITLE  
EXTERIOR ELEVATIONS





STAMPS

NEW BUILDING FOR:

Sheboygan Southpoint Development,  
LLC

HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW:08/03/22

ISSUED FOR BID:

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Revision	Date	Rev. Description

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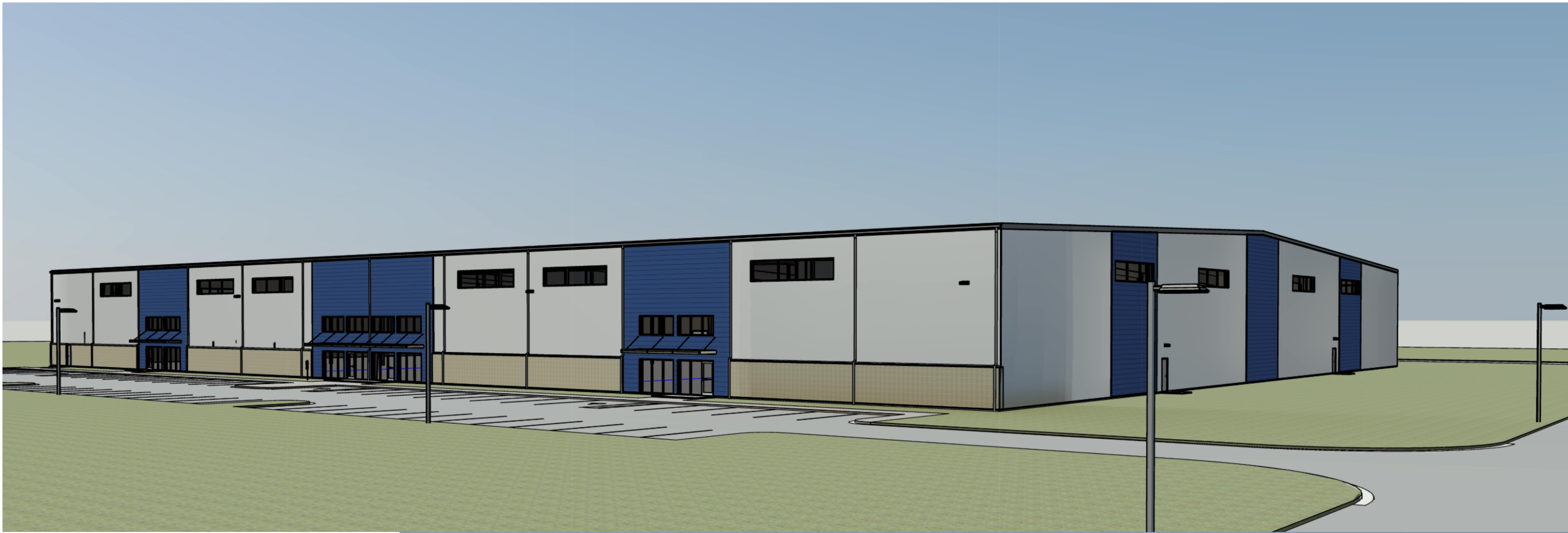
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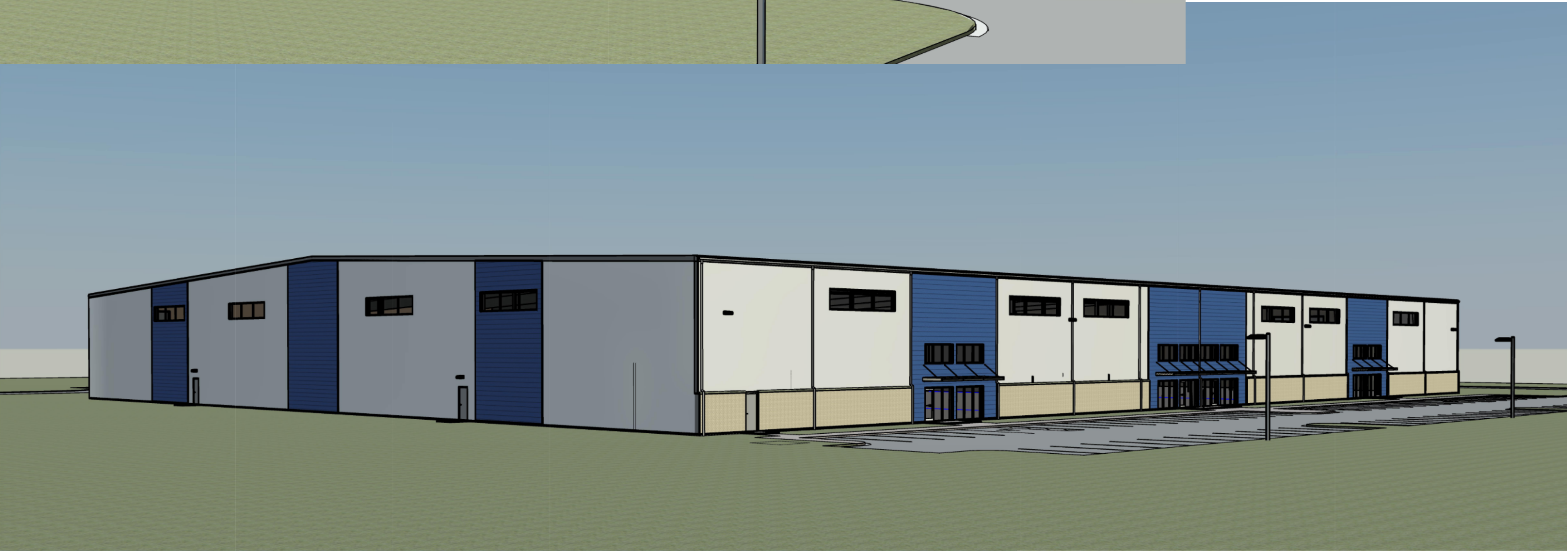
SHEET TITLE

3D VIEWS

8/3/2022 12:02:01 PM



NORTHWEST CORNER



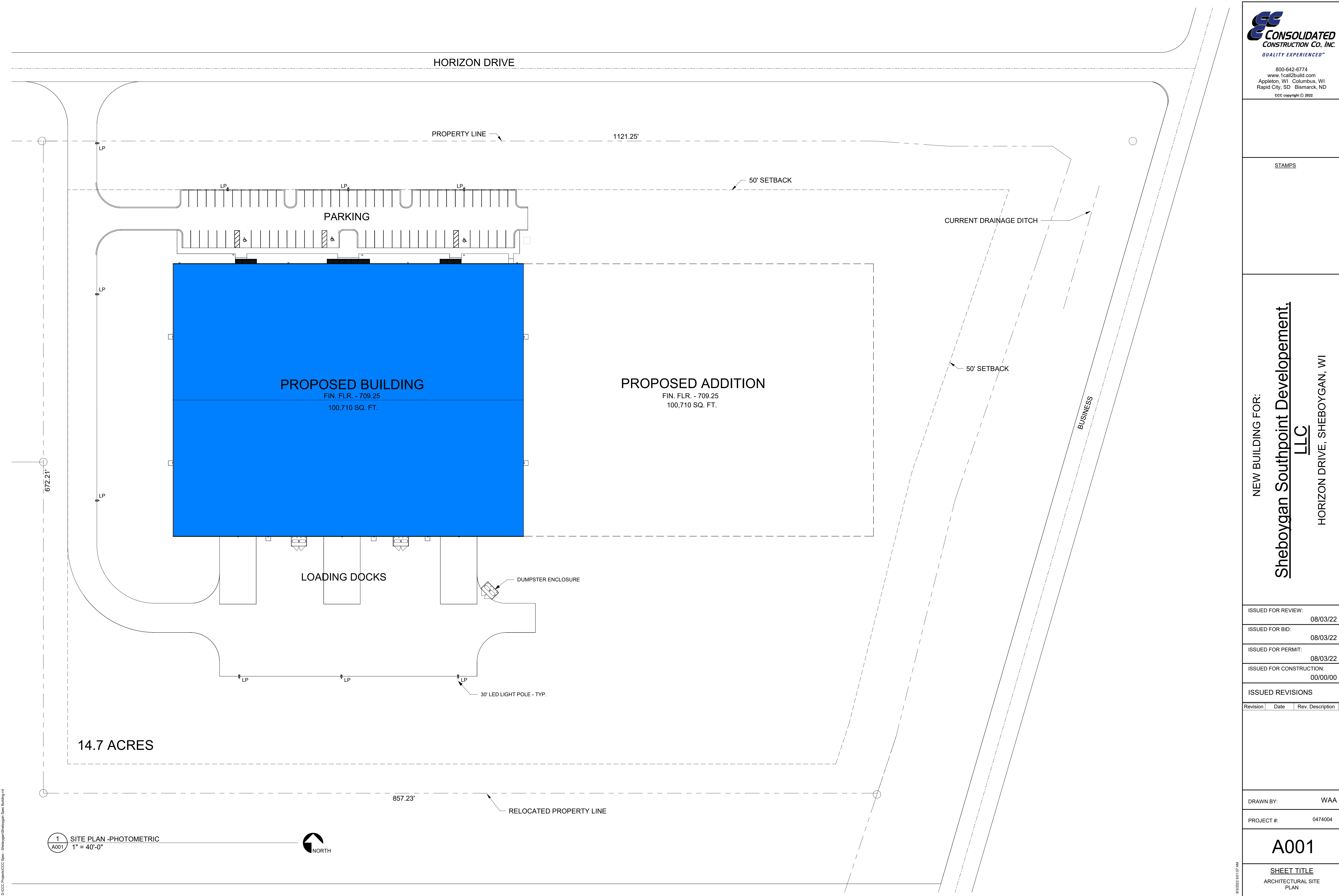
NORTHEAST CORNER



SOUTHEAST CORNER



D:\CCC Projects\CCC Spec - Sheboygan\Sheboygan Spec Building.rvt



**CONSOLIDATED**  
CONSTRUCTION CO. INC.  
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Rapid City, SD Bismarck, ND  
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STAMPS

NEW BUILDING FOR:

**Sheboygan Southpoint Development, LLC**

HORIZON DRIVE, SHEBOYGAN, WI

ISSUED FOR REVIEW:	08/03/22
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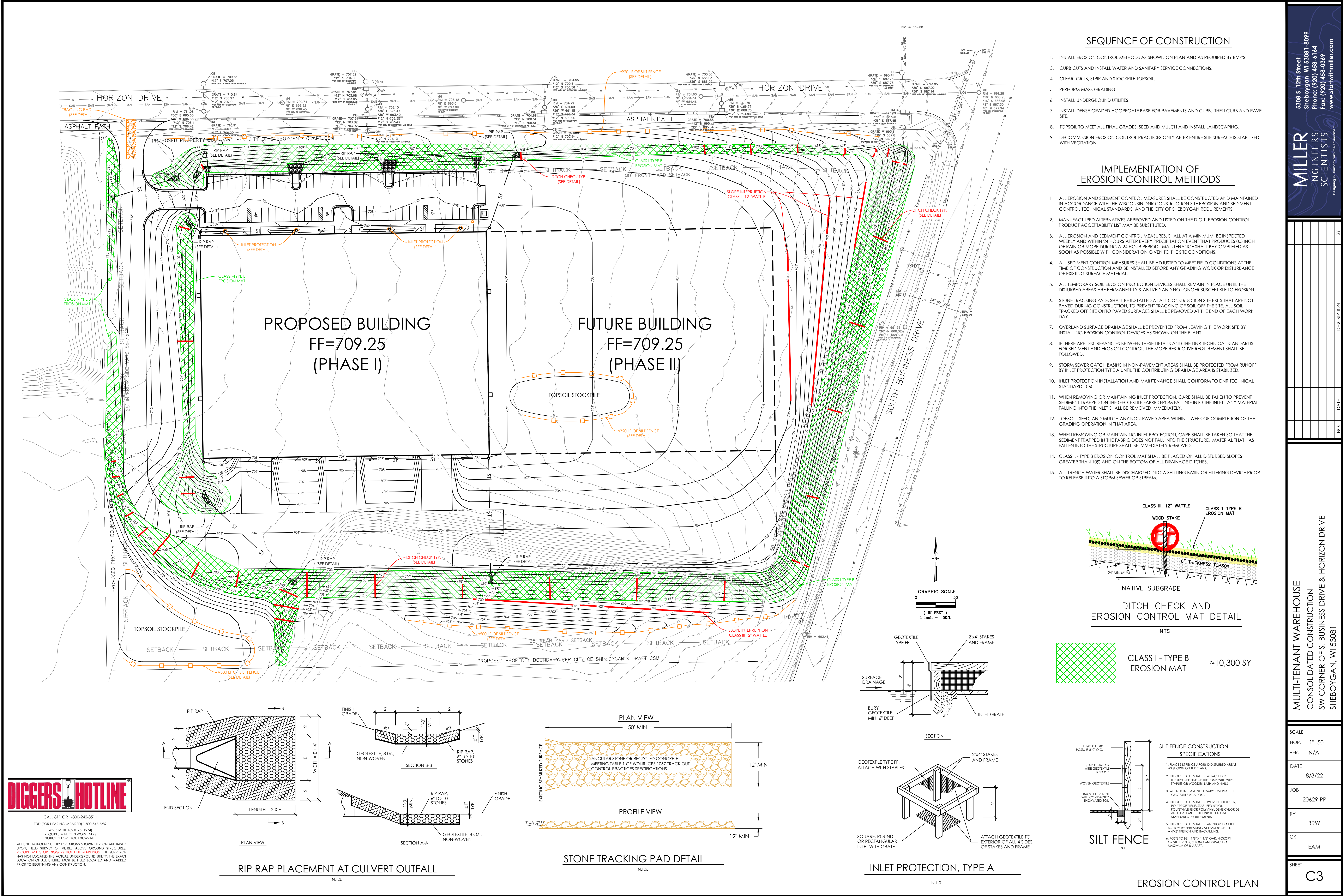
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DRAWN BY:	WAA
PROJECT #:	0474004

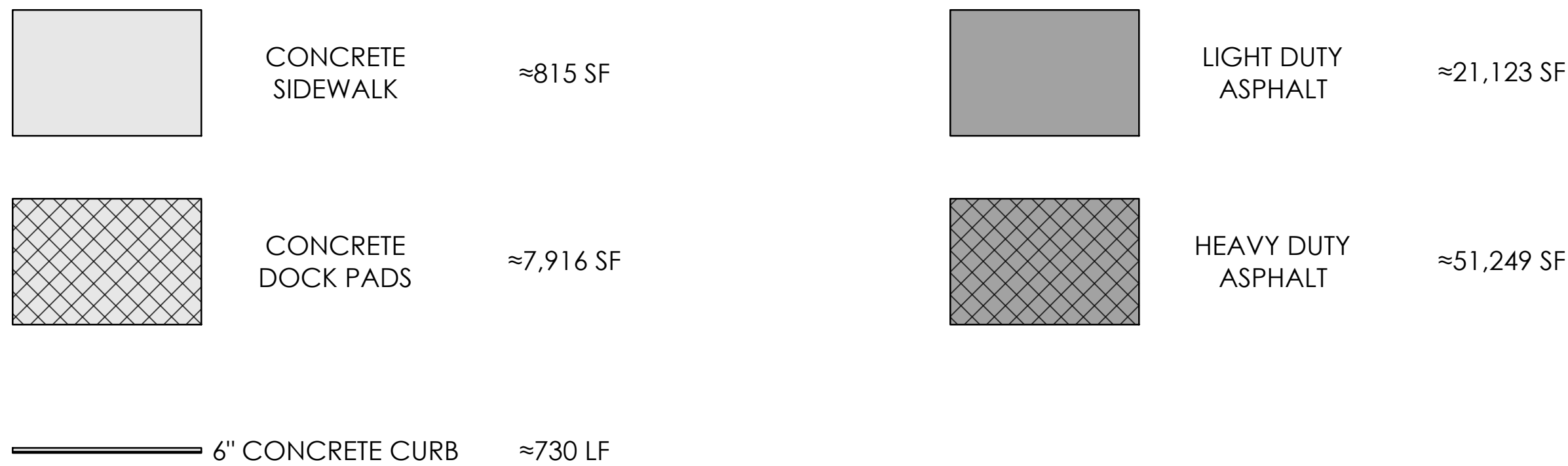
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SHEET TITLE  
ARCHITECTURAL SITE  
PLAN



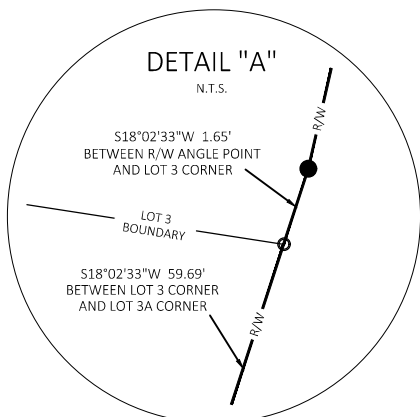








DRAFT

[illegible]

BEARINGS ARE REFERENCED TO  
THE NORTH LINE OF LOT 3 OF  
CSM VOL 28 - PGS 322-330 RECORDED  
AS S89°13'05"W (SHEBOYGAN COUNTY  
COORDINATES - NAD83 (1991))



City of Sheboygan  
Department of Public Works  
Engineering Division  
2026 New Jersey Avenue  
Sheboygan, WI 53081

*Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original. The surveyor accepts no responsibility for non-original copies of this document.*

○ 1" IRON PIPE FOUND

● 1" O.D. x 18" (MINIMUM) IRON PIPE  
SET, WEIGHING 1.13 LBS PER LINEAL FT

R.A. RECORDED AS BEARING

FLOODPLAIN INFORMATION  
 PANELS 55117C0334F & 55117C0353F  
 EFF DATE 4/2/2009  
 ZONE X (UNSHADED)  
 AREAS DETERMINED TO BE OUTSIDE  
 THE 0.2% ANNUAL CHANCE FLOODPLAIN

PARENT PARCEL ID  
59281470996

MICHAEL P. BORN  
WISCONSIN PROFESSIONAL LAND SURVEYOR - S-2984









