

PARCEL NO. 2052607 205060

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: UT & NR-6

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

REVIEW DATE: 3/15/22

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: Old World Creamery LLCADDRESS: 1606 Erie Ave E-MAIL: steve@owcreamery.comPHONE: ( 920 ) 550-4443 FAX NO. ( )**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**NAME OF PROPOSED/EXISTING BUSINESS: Old World CreameryADDRESS OF PROPERTY AFFECTED: 1606 Erie AvenueLEGAL DESCRIPTION: See attached land records for legal descriptionAlso see site plan for description.BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_manufacturing facility making butterDETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_proposed manufacturing facility making butter and cheese, additional employee parkingBRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Please refer to architectural report and site plan

### 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? \_\_\_\_\_

While being independent of its location it meets all of the beautification specs within the city's master plan, it's simply an extension of the existing operation. \_\_\_\_\_

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? \_\_\_\_\_  
\_\_\_\_\_ Adverse Impact \_\_\_\_\_

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

For the building additions, no Use change. Parking lot complies with Conditional Use. \_\_\_\_\_

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: Steve Knaus - Managing Member

ADDRESS: 1606 Erie Ave E-MAIL: steve@owcreamery.com

ARCHITECT: Bayland Buildings Inc. - David Obrien

ADDRESS: PO Box 13571 Green Bay EMAIL: dobrien@baylandbuildings.com

CIVIL ENG: Wagner Excavating - Craig Rusch

ADDRESS: 3437 Paine Ave Sheboygan -EMAIL: crusch@digwagner.com

### 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.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT ABOVE NAME

## Old World Creamery

### **Building Additions:**

There are four building additions proposed for this project. The purpose and use are described elsewhere in this narrative.

The first building addition is between the existing brick building (original building) and the brick/block Intake building. This addition is called **“Waste Water Building”**. The addition roof area is approximately 2,050 sf.

The second building addition is called the **“Intake Building Addition”** and is located on the east side of the existing Intake Building. This is also next to and north of the Infill Building Addition. Semi tractors and tanker trailers are backed into the Intake Building to unload. Four additional feet will be added to the building to allow for the overhead garage door to close when the trailer is attached to the tractor. Currently the trailer is disconnected from the tractor during the unloading process so the overhead door can be closed. The front of this building addition will line up with the Infill Building Addition.

The third building addition is called the **“Production Building Addition”** and is located on the east side of the existing production building. The location of the proposed addition is in the area of the old and unused loading dock. The area is concrete and asphalt surfaces. The addition roof area is 11,340 sf. There are two required emergency exit doors. One is located on the north side of the addition along St Clair Avenue and the second is located on the east side of the addition along N 16 Street.

The fourth building addition is called the **“Silo Building Extension”**. This will connect the existing silo building to the proposed Production Building Addition. The extension roof area is approximately 73 sf.

The fifth building addition is called the **“Infill Building”** and is located to the South of the Production addition, which will be used for the storage of products and consists of approximately 3,375 sf.

### **Parking and Employee Count:**

The employee count on the largest shift is 18. With the building additions, there is an anticipated additional employment of 5 people, for a total of 23. Therefore, a minimum of 23 spaces are required for this development. The existing parking lot located on-site and at the northwest corner of the project site allows 18 parking spaces. There is a vacant residential lot where a house was recently razed to the northeast of the Old World Creamery site. It is located at the southeast corner of the N 16<sup>th</sup> Street and St Clair Avenue intersection. This lot will be used for the proposed additional parking. Entrance to the parking lot is from N 16<sup>th</sup> Street, similar to the razed house drive entrance. The surface will be asphalt pavement with a concrete drive entrance approach. The proposed lot will provide 8 standard parking spaces. There is space on the existing asphalt surface, between the Intake Building and the Proposed Production Building Addition for 3 standard and 1 handicap parking space. This provides a total of 12 proposed parking spaces. Adding the existing 18 spaces will total 30 parking spaces.

### **Existing Truck Scale Relocation:**

With the proposed Production Building Addition, the existing truck scale located at the northeast corner of the parcel will have to be relocated north of the Production Building Addition. The scale allows the tractor and the tanker trailer to be weighed. The entrance approach is concrete and is along N 16<sup>th</sup> Street. The exit is concrete and along St Clair Avenue. This is similar to the existing scale ingress and egress. The routing of the tractor and trailer is north bound on N 16<sup>th</sup> Street. Then travel onto the scale and exit on St Clair Avenue. Then the tractor continues along west along St Clair Avenue, south on N 17<sup>th</sup> Street, east on Erie Avenue, and north of N 16<sup>th</sup> Street. Then the tractor and trailer backs into the Intake Building to unload.

### **Zoning Setback Variance Requests and Descriptions:**

Old World Creamery Building Additions and Scale Relocation – Urban Industrial UI Zoning District

The zoning code for the street building setback is 25' along N 16<sup>th</sup> Street. In comparison the existing brick building closest to the property line along N 16<sup>th</sup> Street is 13.95'. The existing and proposed buildings are not parallel with the property line along N 16<sup>th</sup> Street, therefore the actual setback distances to the buildings will vary. The Production Building Addition will be closest to the property line with a distance of 10.14'. The production equipment determines the size of the building. There will be a required emergency door with stairs along the east side of the building addition. This will be 6.18' from the property line.

#### **1. Variance Request – Building Street Setback along N 16<sup>th</sup> Street from 25' to 6.18'**

The zoning code for the street building setback is 25' along St Clair Avenue. In comparison the existing brick building closest to the property line along St Clair Avenue is 21.93'. The proposed Production Building Addition will be almost parallel to the property line and will be 21.96' to the property line at the closest point. The building addition is an extension of the existing building. There will be an emergency door with stairs along the north side of the building addition. This will be 16.97' from the property line.

#### **2. Variance Request – Building Street Setback along St Clair Avenue from 25' to 16.97'**

The zoning code for the street pavement setback is 5' along St Clair Avenue. The existing truck scale will have to be relocated. In comparison, the existing truck scale location is encroaching on the road right-of-way. Considering the grade elevations for the relocated scale and the required truck turning radius, the scale will be positioned along the property line with a 0' setback. If the scale was positioned closer to the building, the smaller truck turning radius would cause interference between the trailer and the building corner.

#### **3. Variance Request – Pavement Street Setback along St Clair Avenue from 5' to 0'**

Proposed Parking Lot – Neighborhood Residential 6 NR6 Zoning District

The zoning code for the pavement street setback is 10' along St. Clair Avenue and N 16<sup>th</sup> Street. The proposed parking lot is dimensioned with standard 10' x 20' stalls and a 24' wide travel lane and



entrance. There is 5' wide x 24' long backup lane on the north end of the parking lot. The parking lot is positioned 11' from the east residential property line and 14.65' from the south residential property line. The parking lot is also positioned further north to allow clearance between the proposed parking lot entrance and the existing residential driveway to the south. The distance from the east property line and pavement edge will allow for landscaping. The remaining setback distances from the asphalt pavement to the property line along the two streets is 5.00'.

**4. Variance Request – Pavement Street Setback along N 16<sup>th</sup> Street from 10' to 5'**

**5. Variance Request – Pavement Street Setback along St Clair Avenue from 10' to 5'**

The zoning code for the Old World Creamery parcel landscape surface ratio is 10% minimum. In comparison the existing landscape surface ratio is approximately 7%. The landscape surface ratio after the building additions and scale relocation will be approximately 7% because the building addition locations are in areas of existing asphalt and concrete.

**6. Variance Request – Landscape Surface Ratio from 10% to 7%**

The zoning code for the landscape points have location requirements. Because there is not green space available in specific areas. Most plantings will be on the east side of the Production Building Addition, the proposed parking lot, and on the parcel not adjacent to the building additions.

**7. Variance Request – Landscape point locations not comply**

**Utility Work:**

Building additions – onsite private water, storm, and sanitary modifications. The storm water will be collected and routed through a new storm sewer pipe and connected to the existing 18" storm sewer main on St Clair Avenue. The outlet for the sanitary will remain the same connecting to the sanitary sewer main along N 16<sup>th</sup> Street. Water service for the additions will come from the existing buildings. The existing transformers located within the Infill Building Addition will be removed and a new transformer will be installed directly to the East of the new Infill Building.

**Stormwater Management:**

The amount of impervious surface increase for the building additions, scale relocation, and proposed parking lot is less than 1, 000 sf. Therefore, storm water management is not required for this site development. The building additions will be at existing asphalt and concrete surfaces. The parking lot will be where an existing building, concrete walks, and drive were recently removed.

**Lighting Plan:**

A lighting plan will be prepared by the electric subcontractor. There is a proposed light pole for the proposed parking lot. Other new lighting will be mounted on the existing and proposed building walls.

**Signage:**

No signage anticipated for this project

**Landscaping:**

The landscape designer will prepare the Landscape Plan per the code requirements. A proposed wood fence will be installed from the existing fence that is east of the proposed parking. The fence will be parallel to the east property line and be constructed to the north property line.

**Architectural Features:**

Infill Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

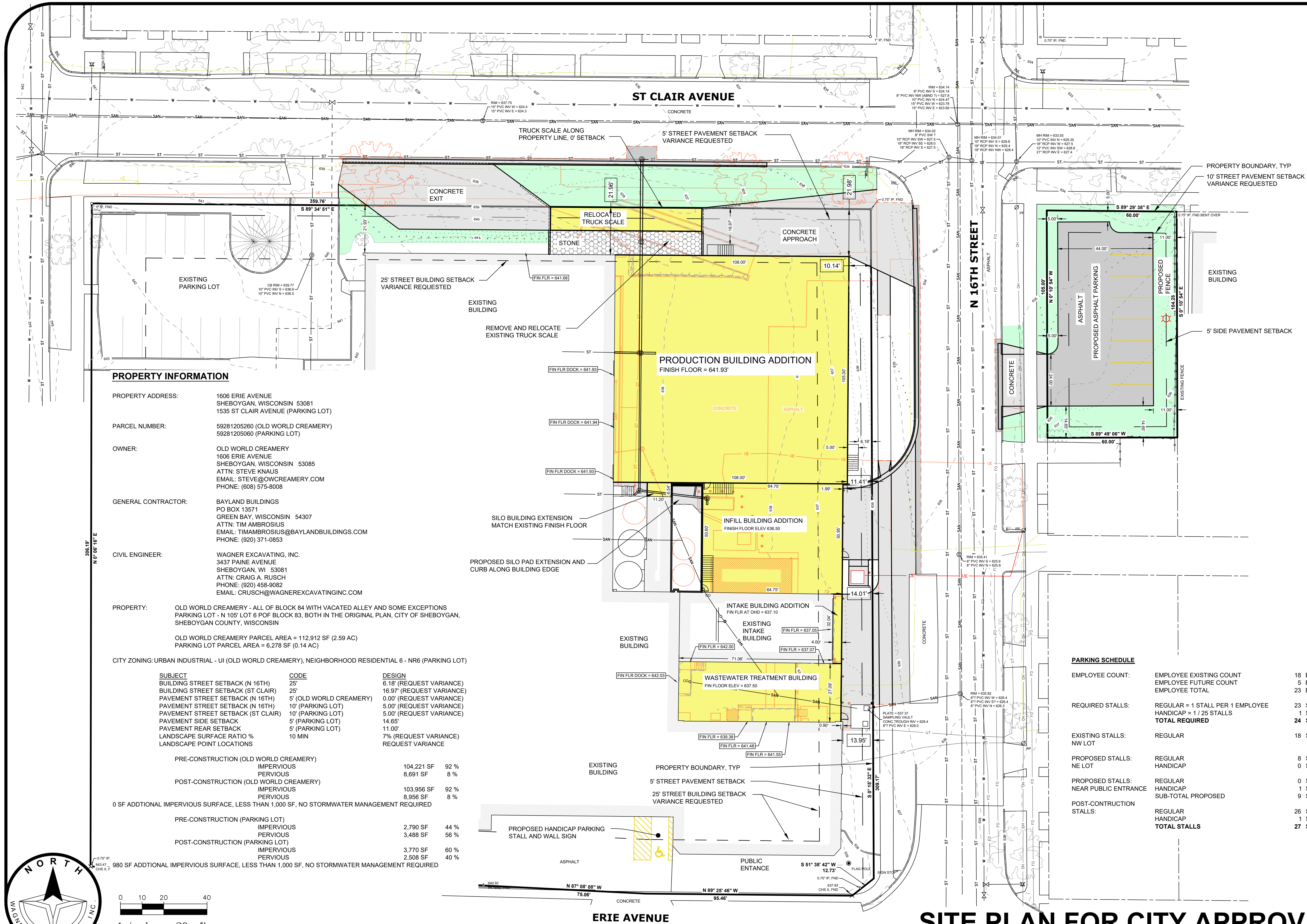
Intake Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Production Building Addition – To be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible

Silo Building Extension – To be constructed of same materials as existing (face brick) colors to match as close as possible

Waste Water Treatment building to be constructed of prefinished concrete tip up panels of tan color to match existing brick colors as close as possible.





**PROPERTY INFORMATION**

PROPERTY ADDRESS: 1606 ERIE AVENUE  
SHEBOYGAN, WISCONSIN 53081  
1535 ST CLAIR AVENUE (PARKING LOT)

PARCEL NUMBER: 59281205260 (OLD WORLD CREAMERY)  
59281205060 (PARKING LOT)

OWNER: OLD WORLD CREAMERY  
1606 ERIE AVENUE  
SHEBOYGAN, WISCONSIN 53085  
ATTN: STEVE KNAUS  
EMAIL: STEVE@OWCREAMERY.COM  
PHONE: (608) 575-8008

GENERAL CONTRACTOR: BAYLAND BUILDINGS  
PO BOX 13571  
GREEN BAY, WISCONSIN 54307  
ATTN: TIM AMBROSIOUS  
EMAIL: TIMAMBROSIOUS@BAYLANDBUILDINGS.COM  
PHONE: (920) 371-0853

CIVIL ENGINEER: WAGNER EXCAVATING, INC.  
3437 PAINE AVENUE  
SHEBOYGAN, WI 53081  
ATTN: CRAIG A. RUSCH  
PHONE: (920) 458-9082  
EMAIL: CRUSCH@WAGNEREXCAVATINGINC.COM

PROPERTY: OLD WORLD CREAMERY - ALL OF BLOCK 84 WITH VACATED ALLEY AND SOME EXCEPTIONS  
PARKING LOT - N 105' LOT 6 P OF BLOCK 83, BOTH IN THE ORIGINAL PLAN, CITY OF SHEBOYGAN,  
SHEBOYGAN COUNTY, WISCONSIN

OLD WORLD CREAMERY PARCEL AREA = 112,912 SF (2.59 AC)  
PARKING LOT PARCEL AREA = 6,278 SF (0.14 AC)

CITY ZONING: URBAN INDUSTRIAL - UI (OLD WORLD CREAMERY), NEIGHBORHOOD RESIDENTIAL 6 - NR6 (PARKING LOT)

SUBJECT	CODE	DESIGN
BUILDING STREET SETBACK (N 16TH)	25'	6.18' (REQUEST VARIANCE)
BUILDING STREET SETBACK (ST CLAIR)	25'	16.97' (REQUEST VARIANCE)
PAVEMENT STREET SETBACK (N 16TH)	5' (OLD WORLD CREAMERY)	0.00' (REQUEST VARIANCE)
PAVEMENT STREET SETBACK (N 16TH)	10' (PARKING LOT)	5.00' (REQUEST VARIANCE)
PAVEMENT STREET SETBACK (ST CLAIR)	10' (PARKING LOT)	5.00' (REQUEST VARIANCE)
PAVEMENT SIDE SETBACK	5' (PARKING LOT)	14.65'
PAVEMENT REAR SETBACK	5' (PARKING LOT)	11.00'
LANDSCAPE SURFACE RATIO %	10 MIN	7% (REQUEST VARIANCE)
LANDSCAPE POINT LOCATIONS		REQUEST VARIANCE
PRE-CONSTRUCTION (OLD WORLD CREAMERY)		
IMPERVIOUS		104,221 SF 92 %
PERVIOUS		8,691 SF 8 %
POST-CONSTRUCTION (OLD WORLD CREAMERY)		
IMPERVIOUS		103,956 SF 92 %
PERVIOUS		8,956 SF 8 %
0 SF ADDITIONAL IMPERVIOUS SURFACE, LESS THAN 1,000 SF, NO STORMWATER MANAGEMENT REQUIRED		
PRE-CONSTRUCTION (PARKING LOT)		
IMPERVIOUS		2,790 SF 44 %
PERVIOUS		3,488 SF 56 %
POST-CONSTRUCTION (PARKING LOT)		
IMPERVIOUS		3,770 SF 60 %
PERVIOUS		2,508 SF 40 %
980 SF ADDITIONAL IMPERVIOUS SURFACE, LESS THAN 1,000 SF, NO STORMWATER MANAGEMENT REQUIRED		

**PARKING SCHEDULE**

EMPLOYEE COUNT:	EMPLOYEE EXISTING COUNT	18 EMPLOYEES
	EMPLOYEE FUTURE COUNT	5 EMPLOYEES
	EMPLOYEE TOTAL	23 EMPLOYEES
REQUIRED STALLS:	REGULAR = 1 STALL PER 1 EMPLOYEE	23 STALLS
	HANDICAP = 1 / 25 STALLS	1 STALL
	TOTAL REQUIRED	24 STALLS
EXISTING STALLS:	REGULAR	18 STALLS
	NW LOT	
PROPOSED STALLS:	REGULAR	8 STALLS
	NE LOT	0 STALL
PROPOSED STALLS:	REGULAR	0 STALLS
	NEAR PUBLIC ENTRANCE	1 STALL
	HANDICAP	1 STALL
	SUB-TOTAL PROPOSED	9 STALLS
POST-CONSTRUCTION STALLS:	REGULAR	26 STALLS
	HANDICAP	1 STALL
	TOTAL STALLS	27 STALLS

**Building Addition**  
**Old World Creamery**  
**1606 Erie Avenue**  
**Sheboygan, Wisconsin**

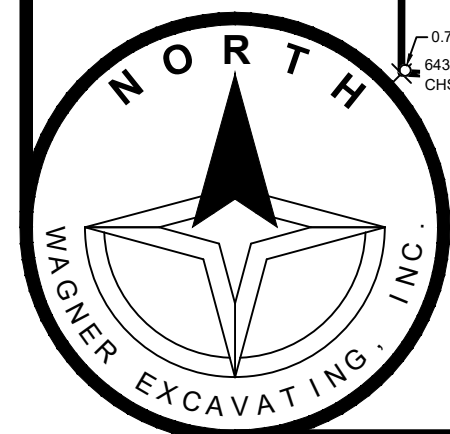
DATE  
3/22/22

1

**Wagner**  
**EXCAVATING**  
3437 PAINE AVENUE SHEBOYGAN, WI 53081  
(920) 458-9082

DESIGNED BY:  
CRAIG A. RUSCH

No.	Revision	Date
5		
4		
3		
2		
1		



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BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

OLD WORLD CREAMERY

SHEBOYGAN, WISCONSIN; COUNTY OF: SHEBOYGAN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.  
ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 22-2438

PROJECT EXECUTIVE: TIM AMBROSIOUS  
(920) 371-0853

DRAWN BY: LJP

DATE: 03-21-22

REVISIONS:

ISSUED FOR: CHECKED DATE:  
BY:

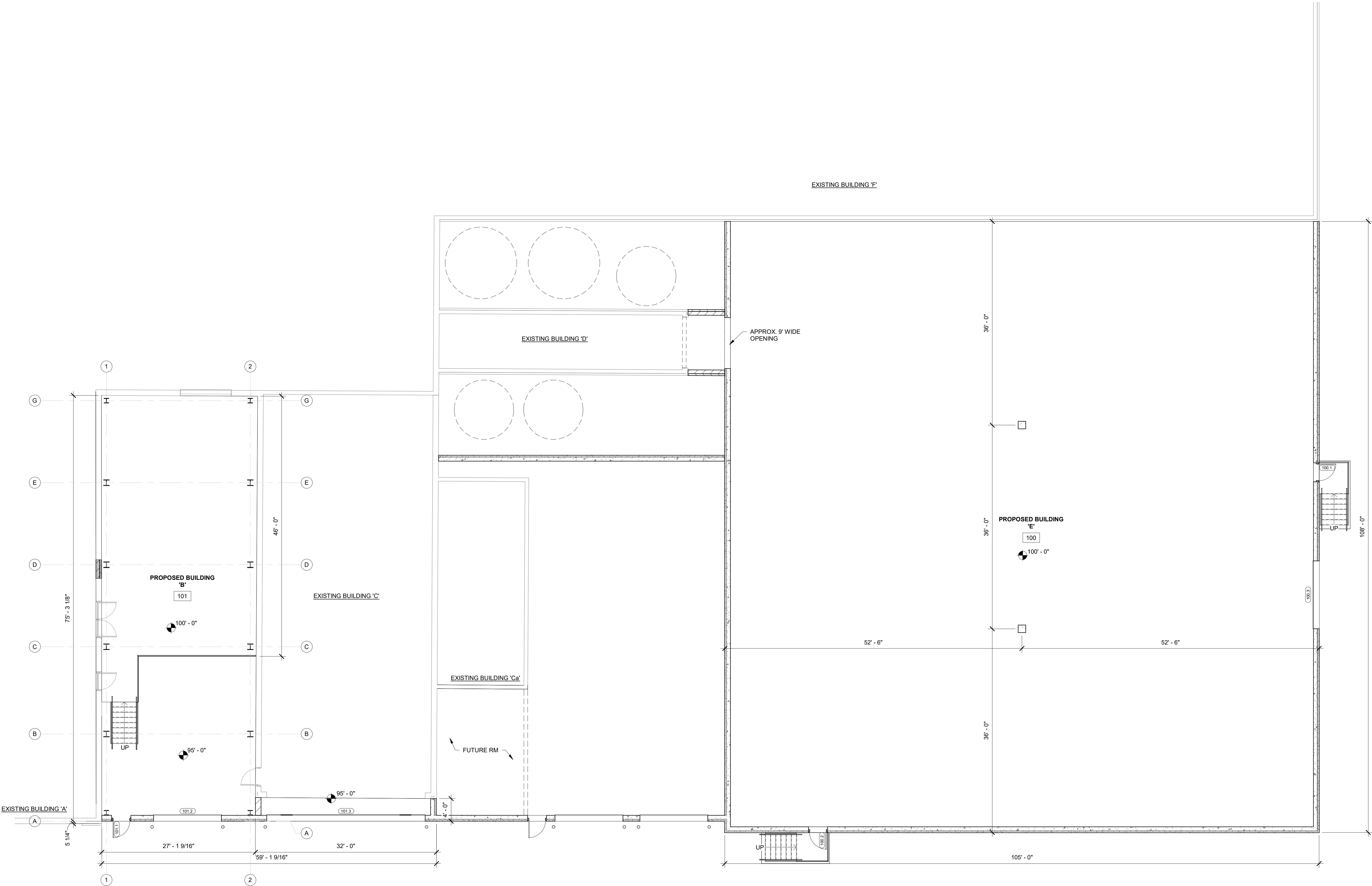
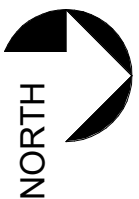
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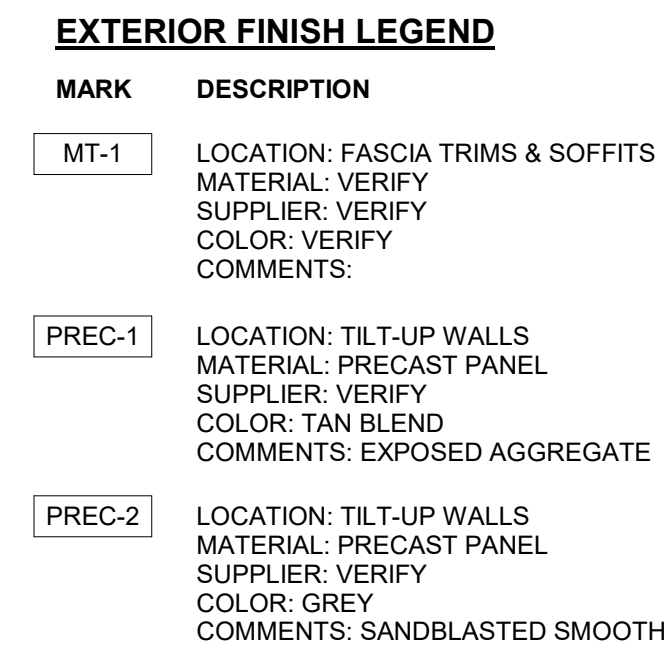
OVERALL FLOOR PLAN

A1.0

FLOOR PLAN - OVERALL PROPOSED

1/A1.0 SCALE = 1/8" = 1'-0"






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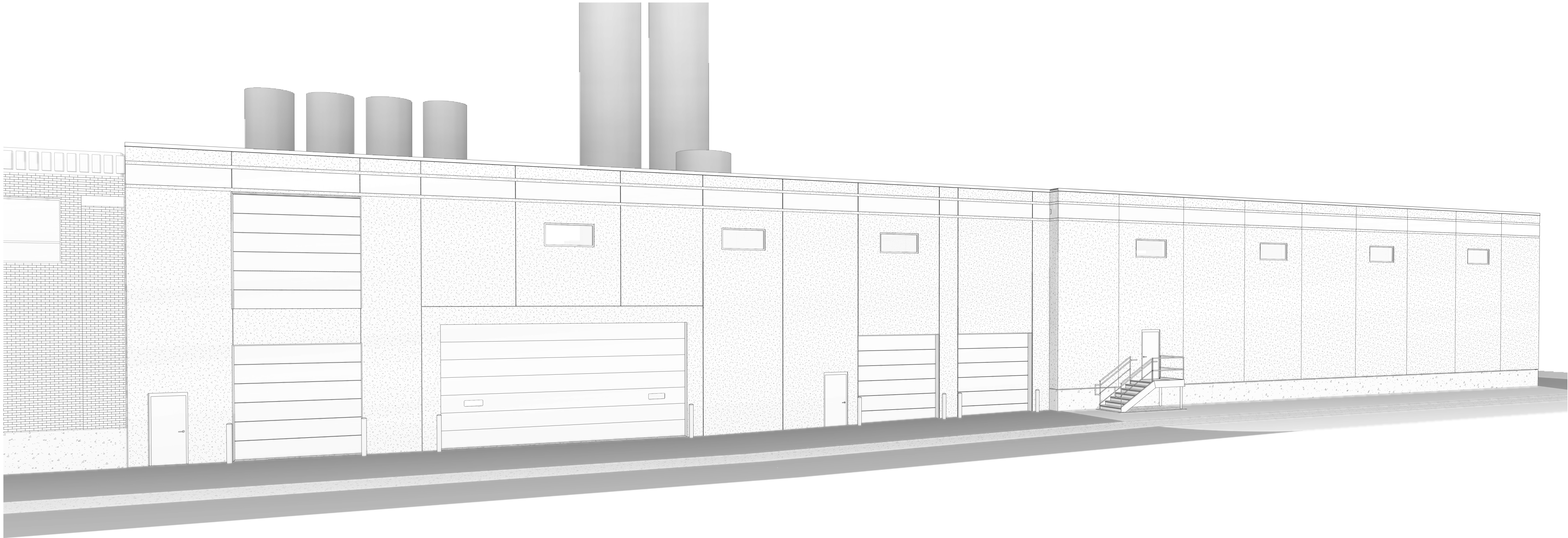
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  - ☐ BID SET
  - ☒ DESIGN REVIEW
  - ☐ CHECKSET
  - ☐ CONSTRUCTION

### EXTERIOR ELEVATIONS

## A2.0





\*PERSPECTIVE VIEW ONLY\*



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EXTERIOR ELEVATIONS

**A2.1**



