

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Sheboygan Blueline Association to construct and operate a new indoor ice arena located at parcel #59281470560. Suburban Industrial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 20, 2026

MEETING DATE: October 27, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Sheboygan Blueline Association is proposing to construct and operate a new indoor ice arena located at parcel #59281470560. The applicant states the following:

- We are pleased to present this project for a new ice facility in Sheboygan. Youths from ages 2-18 participate in both Hockey and Figure skating in our community. This new facility will allow for expansion of our programs but also increased tournaments and events to further highlight the Sheboygan area for all that travel to our community.
- Currently the property is undeveloped land. The proposed project will be a new indoor ice arena with 2 sheets of ice, 1 sheet will stay in year-round, the other will be ice in the winter and a multi-use space in the summer.
- The site was selected because the land was donated.
- The space will be used by 300 local families currently in youth hockey/adult hockey.
- The proposed building is approximately 66,472 sq feet in size on a 10.77-acre sized lot. Please see the submitted plans for a detailed breakdown of the proposed site features.
- The proposed arena is oriented to align with the angled site boundaries with the primary entrance facing to the southwest. The southwest facade of the building will be the primary view upon approach from the access drive to the south.
- The primary structure for the arena is a pre-engineered metal building (PEMB) clad with dark bronze and "light stone" color insulated metal panels and standing seam metal roof. At the primary southwest facade and the adjacent building corners, full-depth split-face cmu veneer is proposed for the bottom 8' of the main arena building volume, and the bottom 4' for the protruding lobby structure. Full-height cmu is proposed at the southwest and southeast corners.

- Additional material accents are provided at the main entry and lobby structure with a wood-look PVC (or similar) cladding, adding additional warmth and detail to the facade. Aluminum storefront and window systems are proposed on the southwest facade to provide ample daylight into the public entrance and lobby area along with the administrative offices.
- Finally, it is proposed that a metal panel clad screening system be provided at the facility dumpster enclosure and around the minimal amount of ground-mounted mechanical condenser units that are to be provided. Additionally, landscaping will be used to visually screen the electrical transformer on site, the final location of which is to be determined.
- The project has 327 proposed parking stalls. Per the City of Sheboygan parking regulations, the proposed parking can be calculated in two ways.
 - One space per 250 sq ft of gross floor area (66,472/250) would be 266 stalls
 - One space per 4 patrons plus one space per employee would be 453 stalls.
Occupancy is $1,750/4+15=453$
- Based on our proposed count of 327 stalls we feel that parking is adequate for the site use.
- Signage – Sheboygan Lakers Ice arena on the building, and a sign at the start of the driveway. Please see sheet C300 for the location of the sign.
- The project would like to break ground in November or December of 2026. The project will take one year to construct. We estimate the project value at approximately \$20M.
- The proposed building form and material palette fit seamlessly within, and enhance, the character of the industrial structures immediately to the south. The Nemak – Gateway Drive facility is primarily an unfinished concrete structure, while Allaark Tooling and Elite Builds utilize PEMP structures with neutral color cladding and split face cmu accent materials to add texture and warmth. The site has existing trees screening views to the west, north, and east, with the existing rail line also providing a natural separation from any adjacent properties or public routes.
- Primary hours of operation for the facility will be in the evenings during the week after normal business hours, and on weekends. Ample parking will be provided on site for full use of the facility, preventing parking congestion outside of the site. A drive will provide access around the entire building for fire, delivery, maintenance, and bus traffic as needed. Dedicated bus parking areas are also provided on site.
- Noise should be extremely limited on site. The primary air handling units for the building interior are proposed to be housed in internal mechanical rooms. Minimal number of ground-mounted condensing units are assumed to be on site, and as described above, they will be screen with solid metal panel walls.
- Long term – with this new space we hope to grow as an association and permanent tenants like Lakeland University bringing a college hockey program to Sheboygan County. This new facility will also make it possible to have larger youth hockey tournaments, bringing in teams from across the Midwest having a positive economic impact for all businesses in the area.
- No exceptions or variances are being requested at this time.
- According to the draft City of Sheboygan Comprehensive Plan, the future land use for our proposed project is slated to be Parks and Open Space. The use of an indoor ice arena will enhance the community recreation experience that is associated with parks. The parcel development would be considered an infill development, which is a widely stated goal in several different areas of the City.
- There will be no adverse impact on the existing items mentioned above, as the project will be installing new infrastructure to serve the development. The peak use of the

proposed ice facility will be evenings and weekends, which is when the neighboring industrial park will not be occupied.

- The proposed site does have public utilities available to be extended into the site from the Gateway Drive northern cul du sac near address 4243. This includes public water, sanitary sewer, and roadway access.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- Requesting an exception from the paved surface setback – Applicant is requesting a 0-foot setback. The required setback is 5 feet.
- Requesting an exception from the parking requirements – Applicant is requesting 327 parking stalls. The required stalls is one space per three persons at the maximum capacity = 584 stalls

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy permit.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but

not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).

11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments