

4-22-24

Dear Board Members,

Thank you for your interest in our proposal. We appreciate your consideration and are eager to provide further insights to support your decision-making process.

At this stage, we understand that you may require more in-depth information to fully evaluate the potential benefits and implications of our proposal. To facilitate this, we are prepared to conduct a comprehensive survey that will delve into the specifics of our proposal, offering detailed data and analysis to address any questions or concerns you may have. We would like you to consider there would be less traffic than for previous use as a dealership.

Additionally, the "warehousing" of materials and equipment is also no more than what was stored for the mechanics when the shop was in use. ALMOST all product (95%) gets roof top delivered to our sites thus providing more efficiency for our crews. The minimal amount of storage seems like a normal operation as any business from Kwik Trip to Mike's Auto might have on hand and how it was previously used. Please further in detail express any specific concerns or preferences that you deem relevant to the evaluation process.

We believe that we can offer valuable insights and enable you to make a well-informed decision regarding the initiative outlined in our proposal. Should you require any further clarification or wish to discuss any aspect in more detail, please do not hesitate to contact us.

Thank you once again for your attention to our proposal. We look forward to the opportunity to provide the additional information you require and provide yet another unique business experience for Sheboygan Residents and tourists.

Sincerely,

Nick & Michelle Gellings

Gellings Roofing & Siding

Gellings Roofing & Siding Company Business Operations

W/ Retail Store

and

Roof Tops Coffee Shop

The current owner is using the structure for storage of recreation and collector vehicles.

Gellings Roofing & Siding is selecting this location to be the home base for corporate offices which will include a retail section and showroom in the largest building.

The "glass" building will be the temporary showroom and offices while the opposing building is being remodeled.

Upon completion of remodeling, the largest building will house corporate offices, a showroom, and a section for storing our own equipment and materials.

The "glass" building will become the Rooftops Coffee Shop & Café.

Gellings Roofing & Siding provides exterior remodeling services including roofing, siding, windows, soffit and fascia.

Gellings Roof Tops Coffee Shop will provide coffee, tea, other beverages, homemade bakery, and food items. We also desire to have community meet-up, and host couples date nights, personal chef cook nights, open night mic, and more.

No Residents, Currently GRS employs 11 employees, and we would anticipate 80 guests a day

No dwelling units. Landscaping extends 2-3 feet from the building edge. The parking lot would follow the same footprint as is currently.

Both buildings need new roofs and HVAC. In the largest building we would add skylights, update lighting, and add offices. Also, in the largest building we would add a showroom which would include drywalling and accent lighting and interior design.

The exterior of the largest building would have accent lighting to spotlight the exterior wall in which we would have a city skyline of roof tops. The footing of the building would include landscaping and uplighting onto the wall from the ground with shrubs and foliage.

*See attached ideas of murals.

The glass building would have additional accent lighting and landscaping around it as well. We intend to keep the current blue metal color at this point as it is also our color for Gellings Roofing. On that blue we would put white lettering for Gellings Roofing and later for ROOF TOPS.

The footprint will basically remain the same. The proposed use and design will bring art, and community to this space and be completely compatible with other properties.

There is nothing different about our use that currently doesn't already happen in this area.

Noise... we run normal business operations and have no more noise than any other business in that area-Just common traffic noise.

Parking is great. Plenty of parking!

Smells- there would be no smells

Hours- regular hours of operation

There is no risk or posed risk for community or neighbors.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of project/development.

Gellings Roofing & Siding Company Business Operations with Retail Store

Roof Tops Coffee Shop

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use-

The current owner is using the structure for storage of recreation and collector vehicles.

- Description of proposed use (indoor, outdoor, etc.), why was this site selected?

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- All services, products, etc. to be provided

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- Projected number of residents, employees, and/or daily customers –

No Residents, Currently GRS employs 11 employees, and we would anticipate 80 guests a day

- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre

No dwelling units. Landscaping to extend 2-3 feet from building edge. The parking lot would follow the same footprint as is currently.

- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)

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- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area

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- An explanation of any interior and/or exterior renovations
- Is access appropriate and is there sufficient customers/resident off-street parking? Yes plenty as this used to be a dealership lot
- Proposed signage -White letters against the Blue Metal on current glass building and Wall mural on exterior of the largest (North) building
- Project timeline and estimated value of project- Immediate occupancy into the glass building and all renovations expected to take 2 years (hopefully less!) We have had rough estimates of roofing to be \$100,000, HVAC will be about \$75,000, and interior remodel and design \$200,000.
- Compatibility of the proposed use and design with adjacent and other properties in the area.

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- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.

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- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

a) 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?

b) 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?

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

d) 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.

