

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Abacus Architects to construct a new addition to the Pig Stop located at 2917 N. 15th Street. UC Zone

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**REPORT PREPARED BY:** Ellise Rose, Program Assistant

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**REPORT DATE:** December 13, 2023

**MEETING DATE:** January 09, 2024

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**FISCAL SUMMARY:**

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

**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

Abacus Architects, on behalf of Pig Stop, is proposing to construct an addition to the existing Pig Stop located at 2917 N. 15<sup>th</sup> Street. The applicant states the following about the project:

- The existing use of the building is a gas station with convenience store.
- The proposed project is a connected addition to the north side of the building to house a bar and kitchen.
- The hours of operation will be similar to the gas station. Seven days a week with the bar being open from 9am-10pm and the kitchen closing two hours earlier at 8pm.
- The restaurant portion will have a minimum of two employees.
- The building fits in with the surrounding lots since they all share the same "UC" zoning on 15<sup>th</sup> Street. The only property it borders (to the east and south) contains a strip mall with other commercial uses.

Specific site improvements include:

- The new building will extend approximately 25' to the north and match the existing building in similar materials, heights, and style.
- The existing building area is 1,360 sf and the new building is 1,088 sf for a total size of 2,448 sf with construction projected to start in spring.
- Parking stalls on the side will be relocated to the front.
- The dumpster enclosure attached to the existing will be relocated to the south end of the site as a free-standing structure.

- A sidewalk will wrap around the building with a new front entrance to bar and back service entrance.
- Interior alterations to the existing building will consist of adjusting finishes to accommodate the new addition as well as re-working the cashier area.

**STAFF COMMENTS:**

The Plan Commission should have the applicant address the following:

- The applicant indicates there will be a sign above the entrance to the bar but a sign package has not been submitted 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 are any concerns.
- If there will be new exhaust vents for kitchen hoods staff will be recommending a condition of approval that requires all kitchen exhaust shall vent through the roof of the building so all exhaust goes straight up into the air. Also, if the new rooftop mechanicals are visible they will need to be screened.

**ACTION REQUESTED:**

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

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, alcohol, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
5. Submittal and approval of a storm drainage plan prior to building permit issuance.
6. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met. Landscaping shall be installed prior to issuance of an occupancy permit.
7. Dumpsters and/or grease receptacles 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 the dumpster.
8. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, generators, venting, etc.). All kitchen exhaust shall vent through the roof of the building so all exhaust goes straight up. Kitchen hood shall be concealed (kitchen hood shall not be visible).
9. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
10. Applicant shall not be able to have string lights, pennants, inflatables, or other various types of temporary signage.

11. All areas used for parking or maneuvering of vehicles shall be paved. Applicant shall meet the minimum five (5) foot paving setback to all property lines.
12. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
13. Absolutely no portion of the building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
14. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
15. 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.).
16. Applicant will provide adequate public access along the streets and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.
17. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
18. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
19. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
20. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, canopy, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use and required attachments