

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Curry Corner to construct an addition to their facility located at 915 Erie Avenue. CC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 12, 2024

MEETING DATE: July 23, 2024

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:

Curry Corner is proposing to construct an addition to their facility located at 915 Erie Ave. The applicant states the following:

- Curry Corner is proposing a new addition to their existing facility to use as a storage and game room.
- The addition will be around 170 sqft
- Storage includes paper plates, cups, racks and/or freezer/refrigerator with lock.
- The existing building materials are brick on the restaurant side and glass windows on the gas station side.
- The addition will match the existing building material – brick exterior wall and glass windows and door with aluminum framing. The roof will be flat to match existing.
- No additional parking, landscaping, or sidewalk will be required.
- This project will begin after obtaining approvals and will be completed within 45 days with an estimated cost around \$25,000.
- This addition will help to manage space better.

STAFF COMMENTS:

The Board may want to have the applicant address if the existing storage shed will be removed with this addition.

No additional signage is proposed for this project addition.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
5. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
6. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
7. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
8. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
9. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. 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.
13. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
14. Applicant shall adequately address all Fire Department concerns related to this development.
15. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.

16. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments