

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for conditional use with exceptions by Old World Creamery to construct a building addition located at 1606 Erie Avenue. UI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: February 20, 2025

MEETING DATE: February 25, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Steve Knaus is proposing to construct a building addition located at 1606 Erie Ave. The applicant states the following:

- The use of the new 15,000 sf. Building addition is for dry storage to house our packaging materials.
- The building exterior materials would match our recent building expansion to consist of tip up concrete panels.
- The building height would be approximately 2-3 feet higher than the existing building to accommodate the change in floor height.
- No additional employees would be added for this expansion.
- There is a total employee count of 18 during the day shift and 12 for the night shift.
- We have a total of 8 parking stalls on the corner of 16th Street and St Clair Ave and 10 parking stalls on the west side of N 17th in our truck shop lot. This gives us a total of 18 parking stalls with the use also of on street parking if needed.
- Exterior lighting plan would consist of new wall packs to match the existing ones on the 2022 building addition and will be provided by the electrical subcontractor.
- No signage is anticipated for this project.
- The new building addition will be constructed of prefinished tip up concrete wall panels that will match the existing 2022 addition.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- To match the existing St Clair Avenue building setback – the minimum building setback to a front/street yards is 25 feet. The applicant is requesting a setback of 21.9'. A portion of the existing building currently resides within the 25-foot setback requirement. This exception will allow the alignment of the north edge of the building addition to align with the north wall of the existing building.
- An exception from the N 17th Street setback - the minimum building setback to a front/street yards is 25 feet. The applicant is requesting a setback of 10'.
- Requesting an exception from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

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, water, sewer, health, food, State of Wisconsin, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. 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.).
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc.
4. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to issuance of an occupancy permit.
6. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
7. Outdoor storage of materials, products or equipment shall be prohibited.
8. 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.
9. Applicant shall obtain the necessary sign permits prior to installation.
10. All areas used for parking/maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
12. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
13. 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.).
14. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
15. 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.

16. 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.).
17. All Semi-trucks shall use designated truck routes in the City of Sheboygan.
18. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
19. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments

ATTACHMENTS:

Conditional Use Permit Application and Attachments