

A. Name of project/development. Sheboygan County Warming Center

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

- Description of existing use – Used as a Church Fellowship Hall and Community Cafe
- Description of proposed use (indoor, outdoor, etc.), why was this site selected? – Indoor use to provide temporary, safe shelter for adults (over 18) individuals who may be homeless because of emergencies of any kind, including transients who will be housed on an overnight basis pending availability. We are using the Fellowship Hall, Parlor and a room on the first floor (Nursery Room), bathrooms and kitchen. This site was selected because of location -this church is located down town and in a high traffic area for homeless. The church has a dwindling congregation and they adequate space available.
- All services, products, etc. to be provided - Guests are welcome to arrive between 6:00 PM and 8:00 PM. After this time, admission will only be granted with a police referral. Once signed in, guests who leave the premises will not be allowed to re-enter. A warm meal and a cot for sleeping will be provided, with lights out by 10:00 PM. Wake-up time is at 6:15 AM, followed by a light breakfast. All guests are expected to depart by 7:30 AM.
- Projected number of residents, employees, and/or daily customers- Residents (based on 2023-2024 season) between 30-45 guests nightly, 3-4 employees and 3-4 volunteers nightly.
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in – We anticipate 30-45 guests nightly.

square feet and acreage to the nearest one-hundredth of an acre – the square footage is: Men’s area 100’ x 30’ Womens Area 63’ x 48’.

- 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.)- NA
- 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- NA
- An explanation of any interior and/or exterior renovations – at this time no renovations
- Is access appropriate and is their sufficient customers/resident off-street parking? Yes
- Proposed signage – small yard signs
- Project timeline and estimated value of project – NA
- Compatibility of the proposed use and design with adjacent and other properties in the area. – Currently the church houses the Community Café, BabyCare and a food pantry. We feel the Warming

Center will fit in perfectly as this location already sees many low-income and homeless individuals in this area.

- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc. – We will ensure our guests do not congregate outside more than 15 minutes before posted opening times. In inclement weather this location has an area where the guests can wait inside and should not be loitering around the facility.
- Other information that would be considered pertinent by the Plan Commission. – There is undeniable need in our Community for a warming center especially in colder months, to protect vulnerable populations, including those without stable housing.

Much like the Community Cafe and food pantry, the warming center would be managed in a way that minimizes disruption. We will ensure it remains clean, well-supervised, and orderly.

A warming center contributes to the overall well-being of the community, reducing health risks associated with extreme cold and providing a safe space for those in need.

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

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate: - This downtown location where most of our clientele are located. Plenty of room inside to accommodate anybody that is outdoors during the cold winter months.

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? –

Supporting the City's Vision for a strong, inclusive community we are creating a strong, inclusive community that addresses the needs of all its residents. By providing temporary shelter to individuals experiencing homelessness, our proposal directly contributes to this goal by offering a safe space for vulnerable populations, promoting human dignity, and fostering community well-being. This aligns with the city's vision of inclusiveness and social support for all members of society.

We are adding in addressing housing and homelessness issues. The Warming Center is providing safe, affordable housing and addressing homelessness. The temporary shelter helps meet an urgent need for emergency housing, especially in response to unforeseen crises. By offering a short-term solution for those facing homelessness, the project supports the city's housing objectives and complements efforts to prevent chronic homelessness.

Our proposed shelter operates in collaboration with local authorities (e.g., police referrals after hours), contributing to a safer, more structured response to homelessness. This reduces the likelihood of vulnerable individuals remaining unsheltered overnight, which can reduce risks to both the individuals and the broader community. The alignment with public safety goals is evident in the controlled admittance process, managed operating hours, and provision of basic services like meals and sleeping arrangements.

We feel we are utilizing existing community resources efficiently by making effective use of existing space within the church, a resource already available in the community. Repurposing underutilized

spaces within existing structures is often encouraged by city plans, as it reduces the need for new construction and makes efficient use of community assets. This supports the city's goal of sustainable and resource-conscious development.

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, public improvements, public property or rights-of-way? - No, we do not believe it will be severely affected. Obviously, it will be a higher traffic area before opening and after closing but we do not believe it will have a big impact.

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? – We believe it is in alignment with the neighborhood and the property. Downtown is where many of the homeless are and instead of having them laying on benches or trying to set up other encampments we are housing them in a dignified manner.

d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies- Yes, it does.