

August 4, 2025

PROJECT NARRATIVE

PROJECT NAME AND ADDRESS:

Johnston's Bakery
3228 Weeden Creek Rd
Sheboygan WI 53081

PARCEL INFORMATION/ SITE DATA/ ZONING CLASSIFICATION:

Tax Parcel Numbers: 59281470691 (Existing production facility)
Lot area: 2.3 acres
Zoning: SI - Suburban Industrial

EXISTING SITE CONDITIONS/ LAND USE:

The parcel is currently occupied by Johnston's Bakery Frozen Dough Production Facility. It is bordered by Weeden Creek Road to the south and Gateway Drive to the west. Adjacent properties include:

- **North:** Airgas
- **Northeast:** Vacant lot owned by the City of Sheboygan
- **East:** Vacant lot owned by Johnston's Bakery

SITE SELECTION:

Johnston's Bakery owns the subject property and operates an existing facility at this location. No change in use is proposed.

DESCRIPTION OF PROPOSED PROJECT:

Due to continued growth in the frozen dough market, Johnston's Bakery is proposing to expand its cold storage capacity at the existing facility.

The current production facility consists of several additions over time and totals approximately 29,652 square feet. The proposed freezer expansion will add 1,400 square feet, bringing the total building area to 31,052 square feet.



DESCRIPTION OF BUSINESS ACTIVITIES:

Plant operations typically run from 4:00 AM to 8:00 PM, Monday through Friday, with occasional Saturday shifts. The facility currently employs approximately 12 staff members, with an average of 7 on-site at a given time. Truck traffic will remain unchanged at 2–3 trucks per day.

PARKING

No changes are proposed to existing parking stalls, loading docks, dumpster locations, signage, or vehicular maneuvering areas.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

The existing facility is a pre-engineered metal building clad in light tan vertical metal siding. A 30" concrete block wainscot is present on the west and south elevations. The production area has a dark brown standing seam metal roof. The current freezers are enclosed with painted metal-clad panels in a neutral color and have low-slope membrane roofs.

DESCRIPTION OF PROPOSED EXTERIOR DESIGN AND MATERIALS:

The proposed freezer addition will be designed to closely match the existing structure. It will utilize metal-clad freezer panels painted to match the existing neutral tone, and the roof will be a low-slope membrane consistent with the adjacent freezer.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

The building addition will match the style and materials of the existing facility and remain consistent with the surrounding business park. No changes to traffic volume are anticipated, and business operations will continue as usual. Any new site lighting will comply with City of Sheboygan lighting intensity standards.

VARIANCES:

We are requesting a variance to the Landscape Requirements.

The building footprint, street frontage, and paved area will not change. This project has a 1,400 square foot increase to the developed lot, which requires 14 points.

The 2022 project had a surplus of 202 points among the 4 categories (including 12 points in the developed lot category). We propose utilizing those surplus points in lieu of providing new landscaping. Some bushes and shrubs may require relocation to accommodate the addition.



CONSTRUCTION TIMELINE:

Construction may take place in Fall 2025 and be completed by the end of the year.

ESTIMATED PROJECT COST:

The estimated cost of the proposed addition is approximately **\$300,000**.

COMBINING LOTS:

We also request discussion regarding issues combining the two lots. The lots are unable to be combined since the two lots are currently in separate school districts. We are requesting directions on how this can proceed, or how lots can be modified to allow for continued building expansion to the east. A map of districts has been included in the submittals for your reference.