

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Bunman, LLC to construct a freezer addition located at 3320 Weeden Creek Road. SI Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: August 14, 2025

MEETING DATE: August 26, 2025

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:

Bunman, LLC is proposing to construct a freezer addition located at 3320 Weeden Creek Road. The applicant states the following:

- 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
- Johnston's Bakery owns the subject property and operates an existing facility at this location. No change in use is proposed.
- 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.
- 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.
- No changes are proposed to existing parking stalls, loading docks, dumpster locations, signage, or vehicular maneuvering areas.
- 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.

- 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.
- 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.
- Construction may take place in Fall 2025 and be completed by the end of the year.
- The estimated cost of the proposed addition is approximately \$300,000.
- 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.

STAFF COMMENTS:

Requesting an exception from the locational landscaping requirements - Applicant shall meet the number of points required.

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, health, food, alcohol, 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.
4. 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.
5. 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