

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive. PUD Overlay Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 21, 2025

MEETING DATE: October 28, 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:

Today the Plan Commission will be reviewing the amendment to the Specific Implementation Plan (SIP) for property located at 342 S Pier Drive.

The applicant states the following about the addition to the EB Flow Coffeehouse:

- The proposed project is an addition to the existing building that currently houses Eb Flo Coffeehouse on the first floor and a private residence on the second floor. The addition will house an improved and expanded kitchen and dining area to serve the patrons of the coffee shop. The design intent of the new addition is to make it blend seamlessly with the existing building using like materials inside and to make it look like it has been in place since the original construction of the building. The existing public use areas that surround the building will be maintained post construction with small modifications to support the new addition.
- The mix of dwelling unit types and land use will remain unchanged.
- The general treatment of natural features will be similar to existing. There is quite a bit of landscaping on the property presently and it is the intent of the project to mimic that feature going forward.
- The relationship of the building with nearby properties and streets will remain unchanged.
- The project intent fits within the comprehensive master plan.
- The property is currently zone PUD.
- All zoning standards will be met.
- No modifications to the requirements of the zoning district are being requested.

- Signage on the building will remain unchanged. 1 light will be relocated from above the existing exit that is being eliminated and installed over the new exist from the new kitchen.
- They are proposing keeping the building zoned as PUD because the overall use of the site is not changing, and the only reason for renovation is to support the growing demand and popularity of the coffee shop.
- The SIP will strictly conform to the approved GDP.

STAFF COMMENTS:

The surrounding neighborhood zoning is Planned Unit Development

Underlying zoning standards that will not be met:

1. Maximum height of 20' feet. The project has a height of 25'.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed amended Specific Implementation Plan 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, fire, water, sewer, storm drainage, health, 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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
6. 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.).
7. 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.).
8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. 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, art, etc.

11. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
12. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

Amended Specific Implementation Plan and required attachments.