

**CITY OF SHEBOYGAN  
RESOLUTION 123-25-26**

**BY ALDERPERSON CLOSE.**

**NOVEMBER 3, 2025.**

A RESOLUTION approving the amended General Development Plan and amended Specific Implementation Plan submitted by Quasius Construction Inc to expand EB Flow Coffeehouse located at 342 S Pier Drive within a Planned Unit Development (PUD) zone.

WHEREAS, Quasius Construction submitted an amended Planned Unit Development General Development Plan (GDP) for the expansion of EB Flow Coffeehouse located at 342 S Pier Drive, a copy of which is attached; and

WHEREAS, the amended GDP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Common Council has carefully considered the Plan Commission's recommendations; and

WHEREAS, in addition to the amended GDP, Quasius submitted to the plan commission an application for a proposed amended Specific Implementation Plan (SIP), a copy of which is attached; and

WHEREAS, the amended SIP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Plan Commission voted to recommend to the Common Council that the amended SIP be approved 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.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby approves the amended GDP submitted by Quasius Construction Inc for the expansion of EB Flow Coffeehouse located at 342 S Pier Drive within a Planned Unit Development (PUD) zone and directs that the PUD boundaries be shown on the city's zoning map.

BE IT FURTHER RESOLVED: That the Common Council hereby approves the amended SIP submitted by Quasius Construction Inc for the same property subject to the conditions imposed by the plan commission, noting that, pursuant to Code, all portions of an approved SIP not fully developed within five years of final common council approval shall expire, and no additional PUD-based development shall be permitted unless the common council extends the five-year period by up to five additional years via a majority vote following a public hearing.

BE IT FURTHER RESOLVED: That Common Council approval is made contingent upon the conditions and restrictions contained in Sheboygan Municipal Code § 105-1005(f)(3).

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan