



- 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-1084
- TEL 920.457.4426 FAX 920.457.9474

March 19, 2024

Bitter Neumann Appliance/Furniture/Mattress
827 N 14th Street
Sheboygan, WI 53081

Re: Warehouse and Loading Dock Renovation

- **Description of Existing Site and Improvements**

The existing Bitter Neumann facility is comprised of 5 connected structures (3 buildings to the west side of the site, a lower connector building, and a 3-story warehouse to the east) which contain retail space, a service department, and warehousing. The current facility is served by 1 loading dock on the north, and 3 on the east. Based on the current configuration of loading docks, semis using 2 of the east docks are forced to park in Niagara Ave and N. Commerce St. while the trucks are unloaded. The current Bitter Neumann facility does not have a dedicated location for a compactor, which forces the dumpsters to be located on the east side of the building on N. Commerce St.

A lower roofed area is currently used as connector between the 3 buildings to the west and the 3-story warehouse to the east. The roof in this area is lower than the buildings surrounding it, so it acts like a swimming pool. After years of water and snow build-up in this area the roof and underlying structure is failing.

- **Description of Existing Use**

The Bitter Neumann facility contains retail space, a service department, and warehousing. The retail space is located on the 1st and 2nd floors of the southern building, and on the 2nd floor of the western middle building. The remainder of the buildings are used for warehouse and service of furniture and appliances. Merchandise is delivered to the site through the loading docks on the east side of the building. It is then stored in the 3-story warehouse or put on display on the sales floor. Bitter Neumann delivery trucks are loaded at the north loading dock. An existing service elevator and a series of ramps connect the different levels of the warehouse to the other structures.

- **Description of Proposed Site and Improvements**

Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property. A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site. To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St. New metal siding will be installed on the remaining portions of the 3-story warehouse. The siding color will match the color scheme that was selected during the 14th St. façade renovation project.





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- **Description of Proposed Use**

The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor. The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor. The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse. Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.

- **Variances**

Bitter Neumann is requesting the following variances:

1. **Minimum Landscape Surface Ratio of .10.** The existing facility is not conforming to this standard and the area of renovation of this project and the need for paved surface to access the loading docks does not provide an opportunity to add additional landscape surface to the site.
2. **Minimum Paved Surface Setback of 5 Feet.** Pavement will be required up to and through the property line to connect the new loading docks to Niagara Ave and N. Commerce St.
3. **Landscape Locations.** Based on the need for paved surface around the addition, the new required landscaping points location will need to be agreed up and coordinated with City Planning staff.

- **Conditional Use Written Justification**

- 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?

Bitter Neumann has been a long-time retailer in this urban commercial district and has decided to invest money into the facility (14th St Façade Renovation and Loading Dock Renovation Projects) to continue the business on into the next generation. The building addition will provide better vehicular flow to Niagara Ave and N. Commerce St. by locating semi-trailers and recycling equipment on the Bitter Neumann Site.

- 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, parking, public improvements, public property or rights-of-way?

No.

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- 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?

Consistent with the existing land use and context. Most neighboring sites are used or zoned for urban commercial uses.

- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes.

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