

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Site Plan Review by Ted Cone to construct a walk-in freezer addition at the KwikTrip convenience store at 2033 North Ave. UC Urban Commercial Zone.

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**REPORT PREPARED BY:** Elke Daugherty, Planning and Zoning Administrator

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**REPORT DATE:** May 16, 2024

**MEETING DATE:** May 28, 2024

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#### APPLICANT PROPOSAL:

Ted Cone, authorized representative of the Kwik Trip store located at 2033 North Avenue is proposing to construct a 233 square foot walk-in freezer addition to the existing store. The applicant states the following:

- The proposed addition is 233 sq. ft. walk in freezer addition located on the southwest side of the existing convenience store.
- The freezer will store products to be prepared by the kitchen.
- There are no other improvements proposed to the building.
- The addition will be flat roof design and match the existing exterior in texture and materials.
- No parking is affected.
- No impact to neighboring properties is expected.

#### STAFF ANALYSIS:

The existing use is permitted under the Urban Commercial District as indoor sales. The site plan review shows that no exceptions are required for the project.

#### ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. 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, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.).

3. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
4. Applicant shall adequately address all Fire Department concerns related to this development.
5. If there are any amendments to the approved site plan (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new application, architectural review, etc. reflecting those amendments.

**ATTACHMENTS:**

Site plan review application and attachments