

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Sheboygan Paint Company to provide Company provided, on-site recreation at Sheboygan Paint Company located at 1439 N 25th Street. SI Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: September 28, 2023

MEETING DATE: October 10, 2023

FISCAL SUMMARY:

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| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

STATUTORY REFERENCE:

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| Wisconsin | N/A |
| Statutes: | |
| Municipal Code: | N/A |

BACKGROUND / ANALYSIS:

Sheboygan Paint Company is proposing to provide an on-site recreation patio at Sheboygan Paint Company located at 1439 N 25th Street. The applicant states the following about the proposed project:

- Sheboygan Paint Company has been in Sheboygan since 1922, a long time member of the Sheboygan community.
- This summer we removed 2 Austrian Pine trees. The cones were becoming a tripping hazard and leaving sap on cars. When the trees were removed, we had a small competition with employees designing what to do with the area the 2 trees were in. Two people submitted a patio type area for employees to sit on breaks.
- The design is basically to give a nice area for employees to relax while on break and reduce the visibility of the parking lot.
- The pillars and fencing will allow for some privacy from the street and add to the area.
- We plan on planting various bushes and perennials and possibly an ornamental tree or 2 to offer a more aesthetic look to basically a parking lot and manufacturing plant.
- The 4-foot-high pillars will be brick similar in color to the building with lighting on top with black iron fence between. The fence will be set back 16.8 feet from the sidewalk.
- The patio will be poured concrete with electricity for the lighting and outlets (to use for company cookouts).
- We plan to have outdoor furniture out for employees to enjoy.
- A new flagpole will be added to replace our jimmy rigged, badly needed to be replaced current flagpole.
- Sheboygan Paint feels this will improve the curb appeal on 25th Street.

STAFF COMMENTS:

The parcels directly across North 25th Street from the proposed patio are zoned suburban office and suburban commercial. The parcels to the north are residential.

The Plan Commission should have the applicant specifically explain the following:

- Hours the patio may be in use.
- How they will make sure this will not impact the adjacent commercial and residential neighborhood.
- How many tables will the applicant place on the patio?

Applicant is requesting the following exceptions:

- Requesting an exception from the locational landscaping requirements – Applicant shall meet the four (4) locational landscaping requirements.
- Requesting to locate an accessory use between a principal building and a street frontage on the same lot - Accessory uses shall not be located between a principal building and a street frontage on the same lot.
- Requesting to locate an accessory use within a required front yard or street side yard - Accessory uses shall not be located within any required front yard or street side yard.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, liquor, occupancy, etc.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
4. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence.
5. Applicant shall insure that all outdoor patio related structures (patio sets, landscaping, fencing, etc.) will all be located on the Sheboygan Paint Company property and shall not cross a property line (nothing located on the N 25th Street public right-of-way).
6. No temporary signage is permitted in the outdoor patio area (banners, pennants, etc.).
7. Applicant may only install items related to the outdoor patio - No other structures are permitted. If staff has any concerns with proposed outdoor patio, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall adequately monitor/regulate and maintain the outdoor patio. In no instance shall the patio create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
9. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

10. A landscape plan will need to be submitted before a permit will be issued.

ATTACHMENTS:

Conditional Use Permit Application and required attachments