

PARCEL NO. 59281412930

MAP NO. _____

ZONING CLASSIFICATION: UC

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

**Requirements Per Section 15.905
Revised May 2018**

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: HAMEISTER ARCHITECTS, INCORPORATED

ADDRESS: 823 SOUTH TAYLOR DRIVE E-MAIL: chris@hameister-architects.com

PHONE: (920) 457-5500 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: WHITE BOX TENANT BUILD-OUT

ADDRESS OF PROPERTY AFFECTED: 1937 S. BUSINESS DRIVE

LEGAL DESCRIPTION: G & G SUBD LOTS 16 & 17 BLK 3 EXC THAT PRT DESC IN DOC

#1672606 ROD AS ROAD ROW

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: VACANT

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: RENOVATE EXISTING PROPERTY TO A WHITE BOX STATE TO ATTRACT A NEW COMMERCIAL TENANT. EXAMPLES OF POTENTIAL TENANTS INCLUDE PROFESSIONAL SERVICES OFFICE OR SMALL RETAIL.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____

LANDSCAPE LOCATIONS MAY NEED TO ADJUST BASED ON FINAL CIVIL ENGINEER DRAWINGS

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

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? _____

REDEVELOPMENT OF A VACANT SITE AND BUILDING TO STRENGTHEN AS EXISTING BUSINESS DISTRICT.

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

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____

REVIATALIZE AN EXISTING UNDERUTILIZED COMMERCIAL PROPERTY TO ATTRACT A NEW TENANT TO THE EXISTING SOUTH BUSINESS DRIVE COMMERCIAL CORRIDOR.

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

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: JUANA VILLA

1400 N BAIRD ST LOT 121

ADDRESS: GREEN BAY, WI 54302

E-MAIL: ravavi78@gmail.com

ARCHITECT: HAMEISTER ARCHITECTS, INCORPORATED

ADDRESS: 823 SOUTH TAYLOR DRIVE

E-MAIL: chris@hameister-architects.com

CONTRACTOR: _____

ADDRESS: _____

E-MAIL: _____

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

CHRISTOPHER PENKALA, AIA

PRINT ABOVE NAME

15 JULY 2022

DATE

Written Description – Conditional Use Application

White Box Tenant Build-Out
1937 S. Business Dr.
Sheboygan, Wisconsin 53081

Zoning District

Urban Commercial (UC)

Existing Land Use

879 SF Vacant Building and Unimproved Lot.

Proposed Land Use

Renovate an existing underutilized Commercial Property along the South Business Drive Commercial Corridor to a “White Box” state in order to attract a new Commercial Tenant. Examples of potential tenants include Professional Services Office or Small Retail.

Proposed Use Data

Reason for Site Selection

- Visibility from a high traffic count street (i.e. South Business Drive).
- Appropriately sized existing office space for a small Professional Services Office or Small Retail.

Access

- Vehicles may enter and exit the site from the main driveway entrance on the West side of the site off of South Business Drive and a secondary entrance off of the alley on the South side of the property.

Dumpsters Enclosures

- No dumpster enclosures will be required because the site use does not require the need for a dumpster.

Proposed Site Improvements

- Pave existing gravel parking lot in a manner that allows for proper storm water management.
- Paint existing office building.
- No new building/structures being constructed.
- Add required landscaping to comply with all standards per City of Sheboygan Zoning Ordinance.

Parking Requirements

- Provided: 8 spaces.
- Required: One space per 300 square feet of gross floor area = 3 spaces.

Landscape Requirements

See attached drawing A1.2 Landscape Plan for Urban Commercial Zoning Landscape Point Requirements and Landscape Plant Schedule.

Potential Nuisances

Reasons the business will not become a nuisance:

- South Business Drive is an existing high traffic corridor that generates traffic noise and lights from vehicles.
- The residences that border the site to the east are screened from the site by their garages.



Site Lighting

- Existing street light on City pole near southwest parking stalls.
- New canopy down lighting to be installed in existing building canopy.

Signage Regulations

A formal signage submittal per City of Sheboygan Zoning Ordinance to be provided at a future date.

Written Justification

The project creates a new business along the South Business Drive Commercial corridor. With the completion of this project, improvements will be made to an unimproved lot by paving an existing gravel parking lot, and adding the appropriate amount and type of site landscaping. The vacant building will be rejuvenated with new paint that is in a neutral pallet to not stand out from its surroundings.



WHITE BOX TENANT BUILD-OUT

1937 SOUTH BUSINESS DRIVE ~ SHEBOYGAN, WISCONSIN 53081

HAMEISTER ARCHITECTS, INCORPORATED

ARCHITECTS PROJECT NUMBER 100315

15 JULY 2022

**HAMEISTER
ARCHITECTS**
INCORPORATED
823 SOUTH TAYLOR DRIVE
SHEBOYGAN, WISCONSIN 53081
PHONE (920) 457-5500 FAX (920) 457-5005

WHITE BOX TENANT BUILD-OUT
1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

DOCUMENT DATE	15 JULY 2022
REV.#	DATE REVISED
△	
△	
DRAWN BY	CHECKED BY
CHRIS	P
PROJECT NUMBER	100315
SHEET DESCRIPTION	FLOOR PLAN
SHEET NUMBER	A0.1

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BUILDING CONSTRUCTION

CONSTRUCTION TYPE:
TYPE VB COMBUSTIBLE NON-RATED;
NON-SPRINKLERED.

BUILDING CONTENTS

TOTAL BUILDING AREA 879 SF
BUILDING VOLUME 10,500 CF

BUILDING OCCUPANCY

OCCUPANCY CLASS OPTIONS:

GROUP B: BUSINESS.

ALLOWABLE AREA 9,000 SF
OCCUPANT LOAD 9 PEOPLE
MAX OCCUPANT LOAD FOR 1 EXIT 49 PEOPLE
MAX TRAVEL DISTANCE FOR 1 EXIT 75 FEET

OR

GROUP M: MERCANTILE.

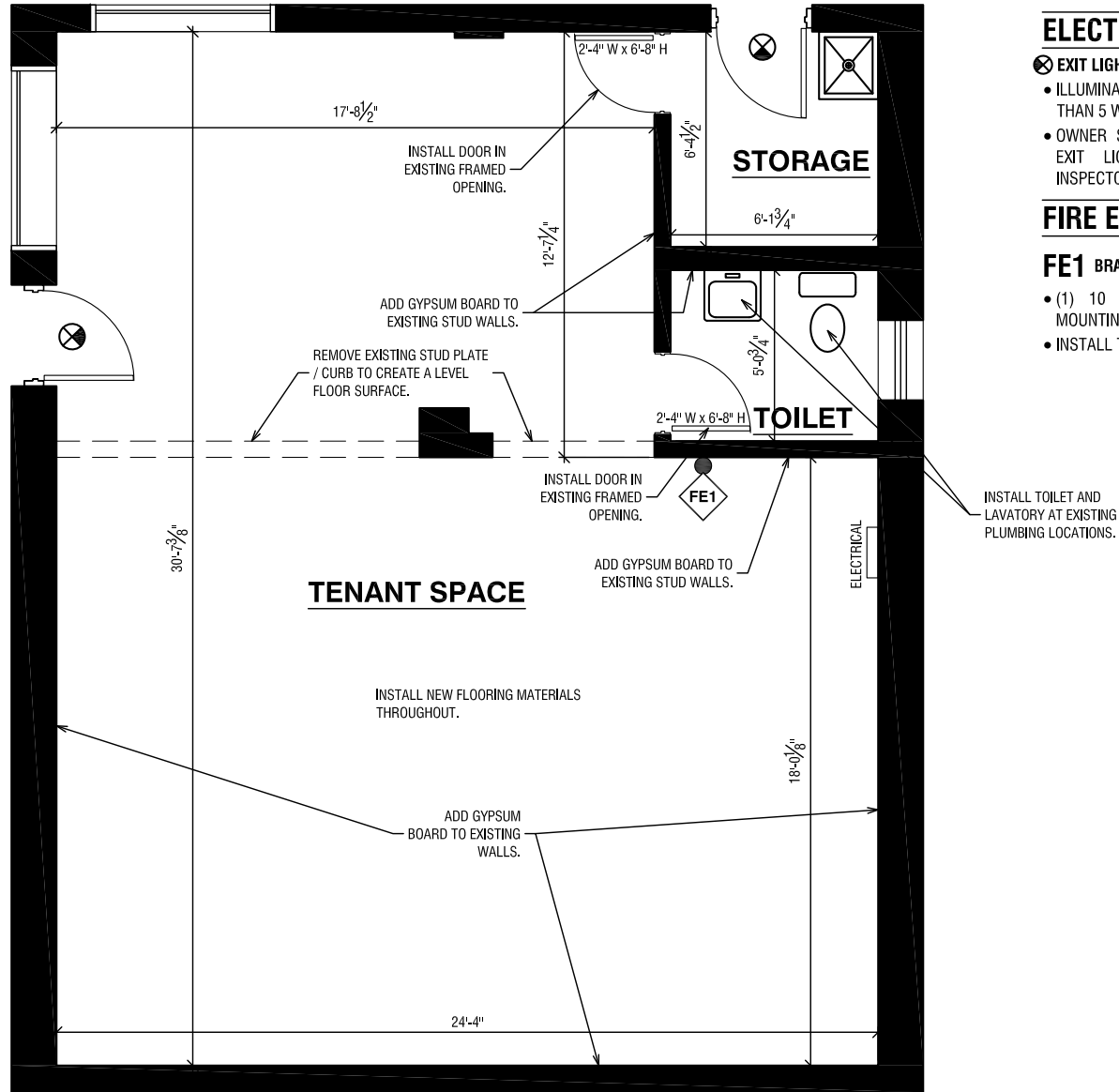
ALLOWABLE AREA 9,000 SF
OCCUPANT LOAD 15 PERSONS
MAX OCCUPANT LOAD FOR 1 EXIT 49 PEOPLE
MAX TRAVEL DISTANCE FOR 1 EXIT 75 FEET

ARCHITECT



**HAMEISTER
ARCHITECTS**
INCORPORATED

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ELECTRICAL

EXIT LIGHT

- ILLUMINATED EXIT SIGN SHALL BE 'LED' LAMPS AT LESS THAN 5 WATTS PER FIXTURE.
- OWNER SHALL CONFIRM LOCATION AND QUANTITY OF EXIT LIGHTS WITH LOCAL BUILDING AND FIRE INSPECTORS.

FIRE EXTINGUISHERS

FE1 BRACKET-MOUNTED FIRE EXTINGUISHER

- (1) 10 POUND 4A-60B:C FIRE EXTINGUISHER WITH MOUNTING HARDWARE BY OWNER.
- INSTALL TOP OF EXTINGUISHER AT 4'-0" ABOVE FLOOR.

1 FLOOR PLAN
A0.1 SCALE: 3/16" = 1'-0"

DRAWING ACCURACY

INFORMATION REGARDING THE EXISTING BUILDING LAYOUT AND CONDITIONS ARE DERIVED FROM THE OWNER AND ON-SITE OBSERVATION. ALTHOUGH THIS INFORMATION IS REPRESENTED AS ACCURATELY AS POSSIBLE, IT MAY BE SUBJECT TO INACCURACIES DUE TO EQUIPMENT LIMITATIONS, INTERPRETATIONS, SITE OBSTRUCTIONS, AND CONFLICTING DATA. THIS INFORMATION SHOULD BE USED SOLELY TO UNDERSTAND THE RELATIVE LOCATIONS OF THE DIFFERENT BUILDING ELEMENTS AND FOR ESTABLISHING THE LOCATION OF THE NEW CONSTRUCTION.

NORTH



SHEET INDEX

ARCHITECTURAL

HAMEISTER ARCHITECTS, INC.

A0.1 TITLE SHEET AND FLOOR PLAN
A1.1 SITE PLAN
A1.2 LANDSCAPE PLAN

BENCHMARK
TOP OF FIRE HYDRANT=49.24
EAST SIDE OF SOUTH 17TH STREET
AND SOUTH SIDE OF UNION AVENUE

7-26-16

SOUTH BUSINESS DR.

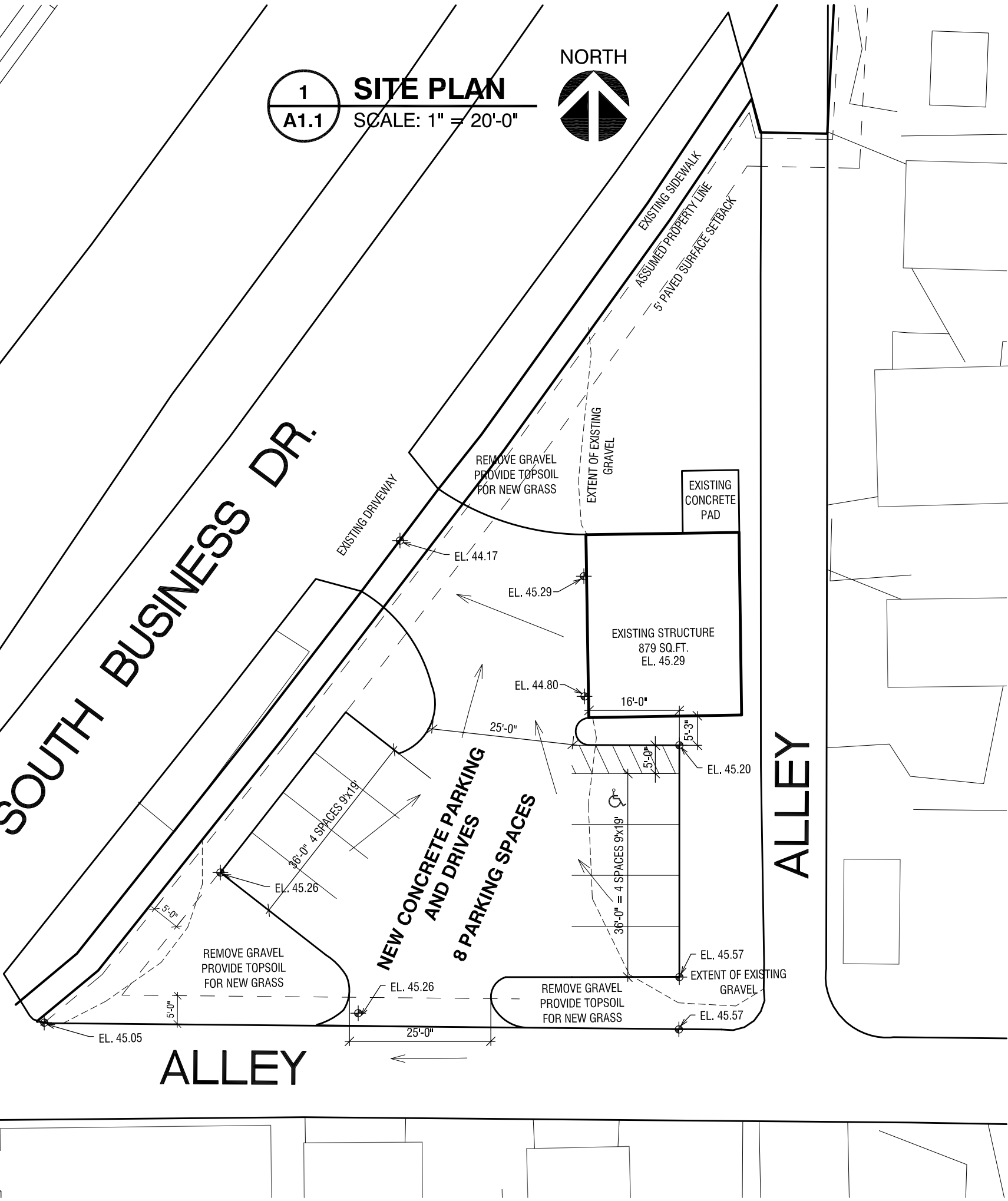
ALLEY

1
A1.1

SITE PLAN

SCALE: 1" = 20'-0"

NORTH



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SHEBOYGAN, WISCONSIN 53081
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HINZE WADE
REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

P.O. BOX 364
Sheboygan, Wisconsin 53081
920.458.5921

WHITE BOX TENANT BUILD-OUT
1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

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CHRIS	P
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SITE PLAN	
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7/15/2022 11:11:26 AM BY CHRIS C:\HAI\PROJECTS\ACTIVE PROJECTS\100315 USED CAR 1937 S.BUS.DR.DWG © COPYRIGHT 2022 - HAMEISTER ARCHITECTS, INC. - ALL RIGHTS RESERVED
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URBAN COMMERCIAL ZONING

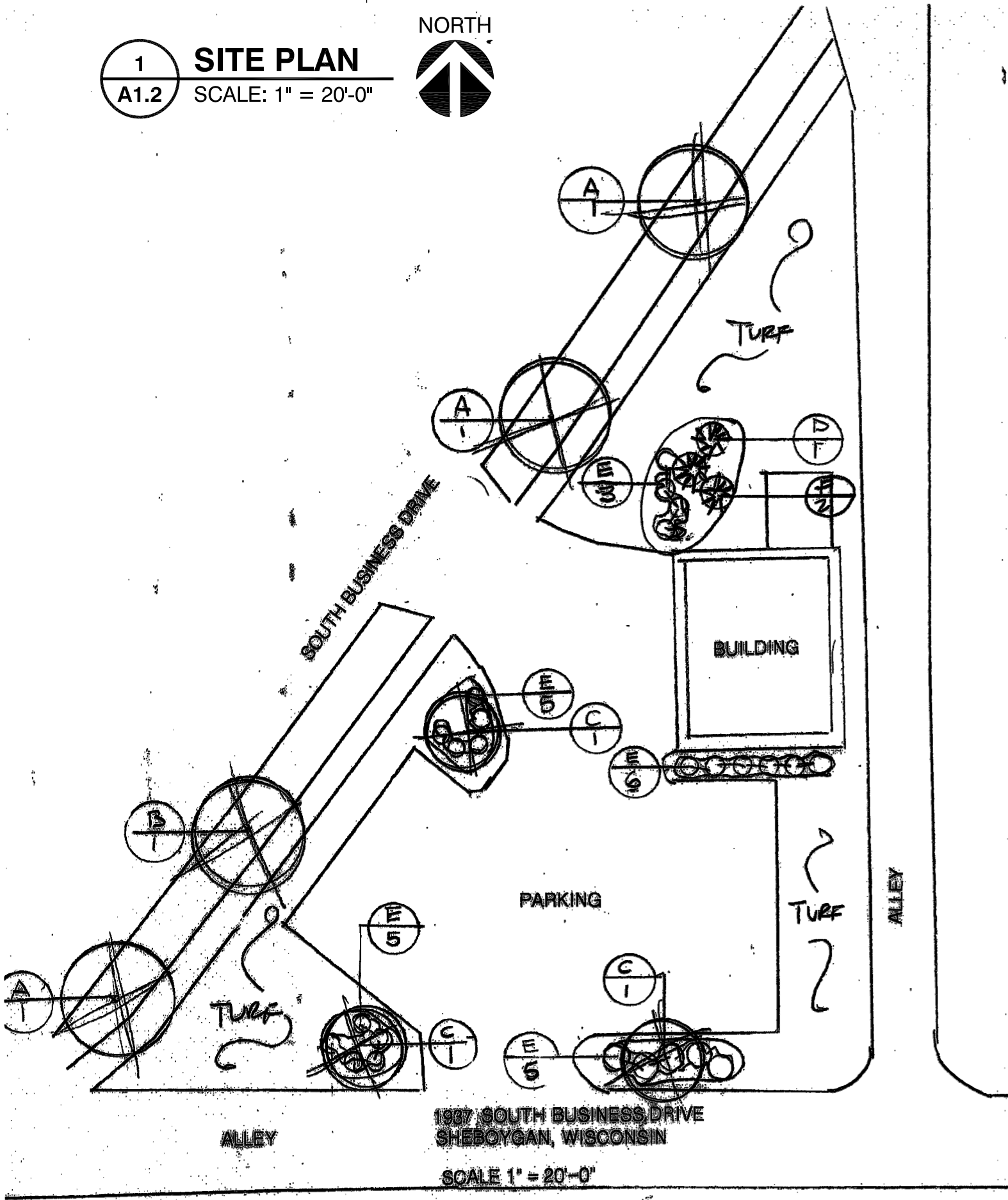
LANDSCAPE POINT REQUIREMENTS

BUILDING FOUNDATIONS: 119 LF PERIMETER x 20 POINTS PER 100 LF =	24
DEVELOPED LOTS: 879 SF FLOOR AREA x 5 POINTS PER 1,000 SF =	5
STREET FRONTAGES: 205 LF STREET FRONTAGE x 20 POINTS PER 100 LF =	41
PAVED AREAS: 4152 SF PAVED AREA x 40 POINTS PER 10,000 SF =	17
TOTAL REQUIRED LANDSCAPE POINTS	87

LANDSCAPE SURFACE RATIO (LSR) 0.10 MINIMUM. LSR AS SHOWN =0.49

LANDSCAPE PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Size	R.C.	Points Each	Total on plan
A	Maple -Existing		3	4"			
B	Oak-Existing		1	2.5"			
C	Malus	Red Jewel	3	2"	Cont	10	30
D	Thuja	Techny	1	4'	cont	12	12
E	Spiraea	Tor Spiraea	24	18"	cont	1	24
F	Techny Arborvitae-Existing		2	6'		12	24
						TOTAL POINTS	90



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5913 Sampe Road
Manitowoc, WI 54220
(920) 918-2613

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1937 SOUTH BUSINESS DRIVE
SHEBOYGAN, WISCONSIN 53081

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CHRIS	P
PROJECT NUMBER	100315
SHEET DESCRIPTION	LANDSCAPE PLAN
SHEET NUMBER	A1.2

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